

627, 3932 University Avenue NW
Calgary, Alberta

MLS # A2243424

\$389,900

		Division:		University District	
		Type:		Residential/High Rise (5+ stories)	
		Style:		Apartment-Single Level Unit	
		Size:		499 sq.ft.	Age: 2024 (1 yrs old)
		Beds:		1	Baths: 1
		Garage:		Titled, Underground	
		Lot Size:		-	
		Lot Feat:		-	
Heating:		Baseboard		Water:	-
Floors:		Vinyl Plank		Sewer:	-
Roof:		-		Condo Fee:	\$ 265
Basement:		-		LLD:	-
Exterior:		Brick, Cement Fiber Board, Wood Frame		Zoning:	DC
Foundation:		-		Utilities:	-
Features:		High Ceilings, Quartz Counters, Vinyl Windows			
Inclusions:		None			

Welcome to the vibrant University District! This stylish top-floor 1-bedroom, 1-bathroom condo offers a modern oasis in a youthful and energetic neighbourhood. Featuring a sleek open-concept layout, the kitchen, dining, and living areas flow seamlessly together. The kitchen is equipped with floor-to-ceiling cabinetry, stainless steel appliances, and efficient storage solutions that combine function with style. Enjoy the convenience of in-suite laundry with storage, a bright 3-piece bathroom, and warm, elegant flooring throughout. The spacious bedroom includes large windows and a walk-in closet, creating a peaceful retreat from city life. Step outside to a large, south-facing patio enclosed by black wood privacy walls and frosted glass railings—perfect for outdoor dining and relaxation. With 10-foot ceilings and air conditioning, this top-floor unit offers added comfort and space. It also includes titled underground heated parking and a storage locker. Located steps from the University of Calgary, Alberta Children’s Hospital, Foothills Hospital, and Market Mall, this condo is ideal for students, healthcare professionals, and anyone seeking a connected urban lifestyle. Enjoy access to top-tier amenities including a Cineplex, skating rink, trendy restaurants, bars, and shops—all right outside your door. Don’t miss your chance to own this beautifully designed condo in one of Calgary’s most dynamic communities.