

**416, 3932 University Avenue NW**  
**Calgary, Alberta**

**MLS # A2193841**



## \$589,900

<b>Division:</b>	University District		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-High-Rise (5+)		
<b>Size:</b>	801 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 348
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Open Floorplan		

<b>Inclusions:</b>	N/A
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Welcome to this beautifully finished 2-bedroom, 2-bathroom condo in the heart of the University District. Offering 801 sqft of stylish living space, this modern home features a spacious open-concept layout with high-quality finishes throughout. Enjoy the convenience of in-suite laundry and a private covered balcony perfect for relaxing or entertaining. Building amenities include an inviting owner's lounge, a versatile meeting room, a sun-soaked terrace with BBQ, and a fully equipped gym. For outdoor enthusiasts, enjoy nearby walking and bike trails, parks, and proximity to an off-leash dog park. Located just minutes from Foothills Hospital, Alberta Children's Hospital, the University of Calgary, Market Mall, and with easy access to major arteries and downtown, this condo offers the ultimate in urban convenience and lifestyle. Don't miss the opportunity to make this stunning home your own!