

**414, 3932 University Avenue NW**  
**Calgary, Alberta**

**MLS # A2201906**



**\$329,000**

<b>Division:</b>	University District		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	527 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	None		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Flat Torch Membrane	<b>Condo Fee:</b>	\$ 245
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Urban living is at its finest with this modern condo nestled in the confines of the young and bustling University District. This stylish 1 bed/1 bath unit features 9' ceilings and sleek vinyl plank flooring throughout the open concept layout amicably blending an open and airy atmosphere. A crisp white kitchen boasts a plethora of full height cabinetry, built-in pantry maximizing storage efficiency, and stainless steel appliances. The bedroom is highlighted by a large picture window and walk-in closet while the full bathroom showcases a glass enclosed shower with bench. The modern convenience of in-suite laundry is at your fingertips and a private balcony offers a special place to create an outdoor oasis for relaxing or entertaining with its wood panelled ceiling and BBQ gas line hookup. The well managed building includes an on-site gym and the unit is completed with an assigned storage locker. The enveloping streetscape offers a vast array of entertainment from trendy restaurants, movie theatres, skating rink, and convenient grocery. This prime location is minutes away from the University of Calgary, Market Mall, and the Foothills and Children's hospital. Elevate your lifestyle with this thoughtfully designed modern condo and don't miss your chance to live in this trendy community.