

626, 3932 University Avenue NW  
Calgary, Alberta

MLS # A2183559



**\$393,000**

<b>Division:</b>	University District		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	499 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard

**Floors:** Vinyl Plank

**Roof:** -

**Basement:** -

**Exterior:** Brick, Cement Fiber Board, Wood Frame

**Foundation:** -

**Features:** High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 265

**LLD:** -

**Zoning:** DC

**Utilities:** -

**Inclusions:** N/A

Experience urban living at its finest in this charming top-floor 1-bedroom, 1-bathroom condo in the heart of the University District. This modern condo features 10-foot ceilings and sleek vinyl plank flooring throughout, creating an open and airy atmosphere. Enjoy the well-appointed kitchen with modern appliances, in-suite laundry, and a contemporary bathroom with a stand-up shower. Benefit from the added convenience of a designated underground parking stall for secure, weather-protected parking with direct access to the building. The building also offers an on-site gym just down the hall from the unit and additional storage on the same floor. With no one above you, you can enjoy extra peace and privacy. In addition, just a few steps away, there is a Save on Foods, McDonald's, movie theater, various restaurants and many more amenities. This prime location is minutes away from the University of Calgary, Market Mall, and the Foothills and Children's hospital. Don't miss your chance to live in this vibrant and convenient location!