

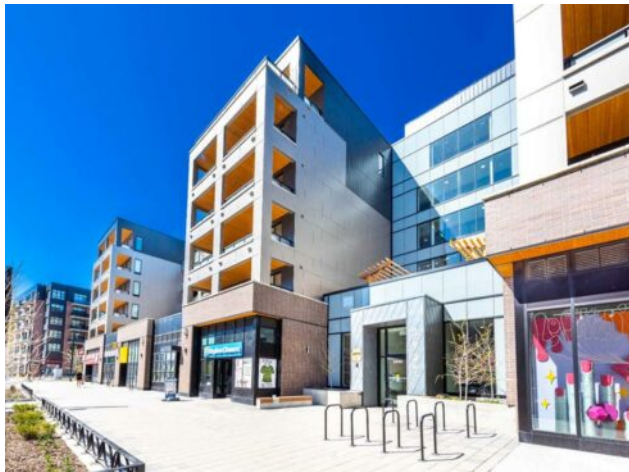


GRASSROOTS
REALTY GROUP

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214, 3932 University Avenue NW
Calgary, Alberta

MLS # A2220355



\$338,000

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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 245
Basement:	-	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Elevator, High Ceilings, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

Location, location, location! Currently rented at \$1,800/month - This property is perfect for downtown commuters, medical personnel or a young couple looking for a vibrant neighbourhood! Experience the pinnacle of urban living in Calgary's lively University District! This 1-bedroom, 1-bathroom condo offers a blend of comfort and modern convenience. Step inside to find an open-concept living space featuring sleek laminate flooring, a modern kitchen with quartz countertops and stainless steel appliances. The bedroom features large windows and a walk-in closet, while the 3-piece bathroom includes a stand-up shower with a bench. Additional features include in-suite laundry and a closet for added convenience. And the best part? A spacious covered balcony equipped with a BBQ gas line - perfect for enjoying Calgary's summer evenings. Relax with your favorite drink and take in the stunning northern sky views right from your private outdoor space. The well-managed building includes premium amenities such as an on-site gym, owner's lounge with kitchen, meeting room, outdoor social patio deck, secure bike storage, and a community garden. Talk about location, University District is one of the city's most ambitious projects. As you step out of the apartment, you'll find over 50 shops and restaurants such as McDonald's, Five Guys, Village Ice Cream, Cineplex, Staples, Shoppers Drug Mart, Save-On-Foods, OEB Breakfast, Freshii, banks, co-working space and more. You'll be within walking distance to the University of Calgary and just minutes from the Alberta Children's Hospital, Foothills Hospital, Market Mall, and with quick access to Crowchild Trail and downtown. This unit is currently rented offering a rare investment opportunity with stable returns in one of Calgary's fastest-growing and most desirable communities.

Don't miss out on this incredible opportunity - schedule your showing today!