



GRASSROOTS
REALTY GROUP

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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
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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.