



GRASSROOTS
REALTY GROUP

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214, 3932 University Avenue NW
Calgary, Alberta

MLS # A2261547



\$299,900

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, Off Street		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 245
Basement:	-	LLD:	-
Exterior:	Concrete, Other	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Elevator, Quartz Counters, Walk-In Closet(s)		

Inclusions: None

Experience the best of urban living in Calgary's vibrant University District with this modern 1-bedroom, 1-bathroom condo. Designed for comfort and convenience, this home features an open-concept layout with sleek laminate flooring, a stylish kitchen with quartz countertops and stainless steel appliances, and a bright bedroom with a walk-in closet. The 3-piece bathroom includes a stand-up shower with a bench, while in-suite laundry and extra closet space add everyday ease. Step outside to your spacious covered balcony, complete with a BBQ gas line—perfect for enjoying summer evenings and northern sky views. The building offers premium amenities including a fully equipped gym, owner's lounge with kitchen, meeting room, outdoor social patio, secure bike storage, and a community garden. Living here means having everything at your doorstep: over 50 shops and restaurants including Village Ice Cream, OEB Breakfast, Cineplex, Shoppers, Save-On-Foods, banks, co-working spaces, and more. You'll be within walking distance to the University of Calgary and minutes to Alberta Children's Hospital, Foothills Hospital, Market Mall, and with quick access to Crowchild Trail and downtown. Don't miss your chance to be part of one of Calgary's most desirable communities—schedule your showing today!