



GRASSROOTS
REALTY GROUP

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220, 3932 University Avenue NW
Calgary, Alberta

MLS # A2264977



\$299,900

Division:	University District		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	503 sq.ft.	Age:	2024 (1 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 278
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions:	N/A
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This bright and modern 1 bedroom 1 bathroom condo is located in the heart of Calgary's University District. It features an open layout with 9' ceilings, vinyl plank flooring, quartz countertops, stainless steel appliances and a spacious in-suite laundry area. The kitchen has beautiful shaker-style cabinets with soft-close drawers while the bathroom offers a glass-enclosed shower with a built-in bench. The bedroom includes a walk-in closet and the private balcony is perfect for relaxing or BBQs with a gas line already hooked up. You'll also find great extra touches like AC rough-in, roller shades and sleek LED lighting throughout. The building includes amazing amenities such as a fully equipped gym, owners' lounge, party room, meeting space, outdoor terrace and a community garden. You're steps from great restaurants, grocery stores and theatres plus walking distance to the University of Calgary and just minutes from the Children's Hospital, Foothills Hospital and Market Mall shopping centre. A perfect spot if you're looking for something modern, low maintenance and close to everything in one of Calgary's best newer communities.