



**630, 3932 University Avenue NW
Calgary, Alberta**

MLS # A2141683



\$415,000

Division:	University District		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment		
Size:	492 sq.ft.	Age:	2024 (0 yrs old)
Beds:	1	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 238
Basement:	-	LLD:	-
Exterior:	Brick, Cement Fiber Board, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Smoking Home, Pantry, Vinyl Windows		

Inclusions: N/A

Your new home awaits you in Calgary's vibrant University District! This TOP-FLOOR unit offers an unparalleled living experience, combining luxurious interior finishes with an unbeatable location. The spacious 10'-FOOT ceilings (available exclusively on the top floor only) further enhance the open and airy feel, creating a welcoming atmosphere. The added privacy and peaceful living, free from overhead noise and neighbours is sure to add to your long-term enjoyment of your home. This BRAND NEW 1-BED, 1-BATH condo is a modern sanctuary designed for comfort and convenience. Step inside and be greeted by an open floor plan, gorgeous cabinetry with ample storage, premium stainless-steel appliances and luxury vinyl plank flooring for ease of care, combining the elegance and practicality one expects for modern living. A generous sized bedroom with a walk-in closet, 4-piece bathroom with a deep tub to soak away your worries, and a spacious in-suite laundry room ensures all the conveniences of home. Away from the noise of the busier trafficked streets, the charming, COVERED Bistro-style balcony is a perfect spot for enjoying morning coffee/tea or an evening glass of wine while planning your next intimate Alfredo experience. For larger gatherings, enjoy the common terrace and party rooms conveniently situated in the building. The fitness facility and storage lockers are mere steps away on the same floor. Amenities includes fitness facility on 6th floor, party room/social room, and terrace on the 2nd floor. Premium location for professionals and students in the area. Enjoy the community parks, outdoor skating rink, shops, restaurants and so much more. VIRTUAL TOUR AVAILABLE!