



**414, 3932 University Avenue NW
Calgary, Alberta**

MLS # A2144714



\$349,000

Division:	University District		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	539 sq.ft.	Age:	2024 (0 yrs old)
Beds:	1	Baths:	1
Garage:	None		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 245
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Open Floorplan		

Inclusions: N/A

Welcome to urban living at its finest in Calgary's vibrant University District! This stylish 1-bedroom, 1-bathroom condo is a modern sanctuary designed for comfort and convenience. As you enter, you are greeted by an open floor plan, which has full height kitchen cabinets, stainless appliances and quartz countertops. Your unit also has luxury vinyl plank flooring throughout. There is a generous sized bedroom with a walk-in closet, 4 piece bathroom and an spacious in-suite laundry room. Amenities includes fitness facility on 6th floor, common party room, and common terrace & community garden on the 2nd floor. There are lots of shopping and restaurants, like COBS Bread, OEB Breakfast Co, Five Guys, Freshii, and Save-On Foods. Staples is across the street, and a Cineplex is even closer.