



**512, 3932 University Avenue NW  
Calgary, Alberta**

**MLS # A2151882**



**\$339,900**

<b>Division:</b>	University District		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	High-Rise (5+)		
<b>Size:</b>	504 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	None		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 245
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Concrete, Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, High Ceilings, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** N/A

\*\*\* NEW CONDO - AMAZING LOCATION!!! This 1 bedroom, 1 bathroom condo has luxury plank flooring, stainless steel appliances, quartz counter tops, lots of cabinets and storage, walk-in closet, a covered balcony with gas hookup for you BBQ and roughed-in A/C! Great location close to U of C, tons of shopping, public transit and parks! Storage units are conveniently located on the same floor. Gym located on the floor just above! Comes with a full transferable warranty!