



THE
A-TEAM

**RE/MAX
FIRST**

3932 UNIVERSITY Avenue #630, Calgary T3B 6P6

MLS® #: **A2141683** Area: **University District** Listing Date: **06/15/24** List Price: **\$425,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2024**

Finished Floor Area

Abv Sqft: **491**
 Low Sqft:
 Ttl Sqft: **491**

DOM

17
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Lot Information

Lot Sz Ar:
 Lot Shape:

Parking

Ttl Park: **1**
 Garage Sz:

Access:

Lot Feat:
 Park Feat: **Titled, Underground**

Utilities and Features

Roof: **Membrane**
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony, BBQ gas line**

Construction: **Brick, Cement Fiber Board, Wood Frame**
 Flooring: **Vinyl**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings**
 Int Feat: **High Ceilings, No Smoking Home, Pantry, Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	5`7" x 7`9"	Bedroom - Primary	Main	10`2" x 11`11"
Kitchen With Eating Area	Main	13`3" x 10`2"	Living Room	Main	10`9" x 10`2"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$238

Leasehold
Fee Freq:
Monthly

DC

Legal Desc: 2312292

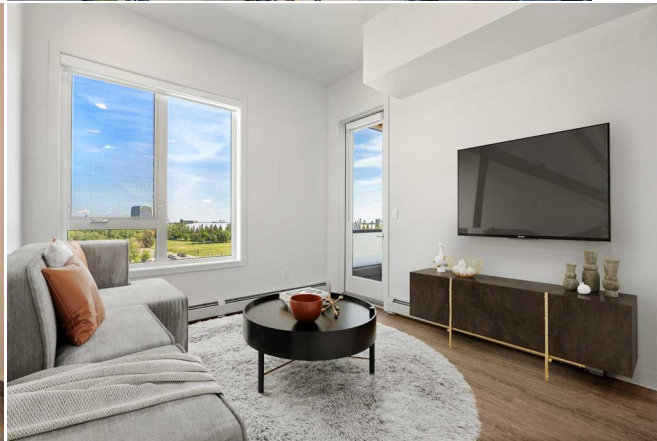
Remarks

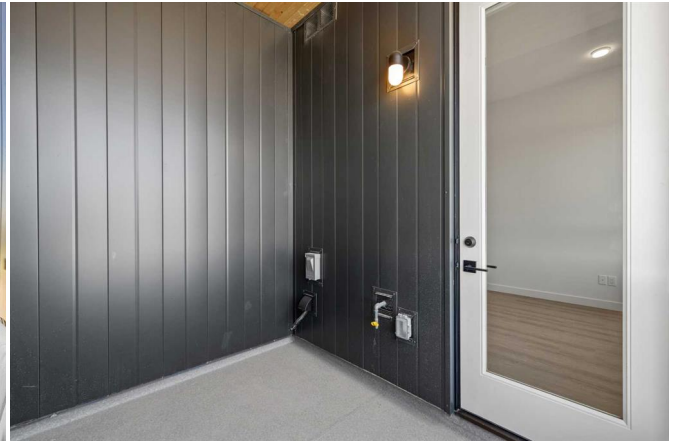
Pub Rmks: **Welcome to your dream home in the vibrant University District of Calgary, Alberta! This TOP-FLOOR unit offers an unparalleled living experience, combining luxurious interior finishes with an unbeatable location. Nestled in the heart of the University District, this residence places you in close proximity to a host of amenities. Enjoy seamless access to the University of Calgary, making it an ideal choice for students, faculty, and professionals. The area boasts a diverse selection of restaurants, cafes, and shops, ensuring you have everything you need right at your doorstep. For entertainment, the Cineplex Cinemas is just a short stroll away, perfect for movie nights with friends and family. The University District is known for its exceptional amenities, including beautiful parks, walking trails, and community spaces that promote a vibrant and active lifestyle. The nearby Alberta Children's Hospital and Foothills Medical Centre provide world-class healthcare, giving you peace of mind knowing top-tier medical facilities are within reach. The location is perfect for nurses, doctors and other hospital staff. Step inside and be greeted by durable vinyl floors that combine elegance and practicality, perfect for modern living. The spacious 10-foot ceilings...YES, 10' ceilings on the exclusive top floor only, enhance the open and airy feel of the unit, creating a welcoming atmosphere. The gorgeous cabinetry offers ample storage and is complemented by a premium stainless steel appliance package, making meal preparation a joy. The upgraded shower/tub combo in the bathroom provides a luxurious retreat after a long day. One of the rare units with this upgrade if you enjoy taking baths. This unit is designed with your convenience in mind. Located on the top floor, it offers stunning views and added privacy, with the bonus of having NO neighbors above you. Enjoy the ease of in-suite laundry, eliminating the hassle of shared facilities. Your secure storage cage is conveniently located on the same floor around the corner, providing easy access to your belongings. The titled underground parking stall is steps away from the elevator, ensuring effortless access to your vehicle. The brand-new fitness facility is also conveniently located on the top floor, just a few short steps away. Party room, common terrace and community garden are all located on the 2nd floor. Don't miss this opportunity to live in one of Calgary's most sought-after communities! Experience the perfect blend of luxury, convenience, and community living in the University District. VIRTUAL TOUR AVAILABLE!**

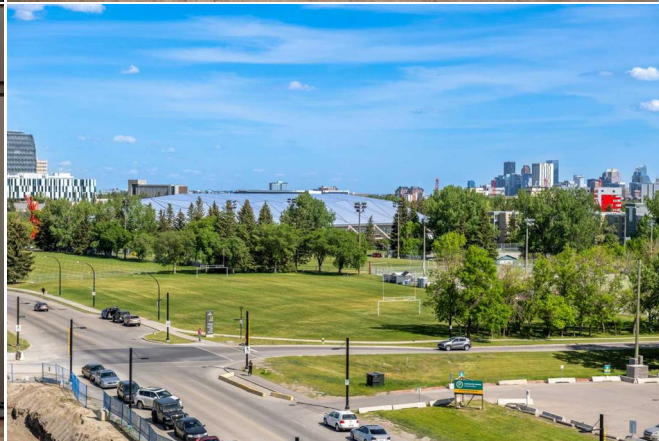
Inclusions: **N/A**
Property Listed By: **Real Broker**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

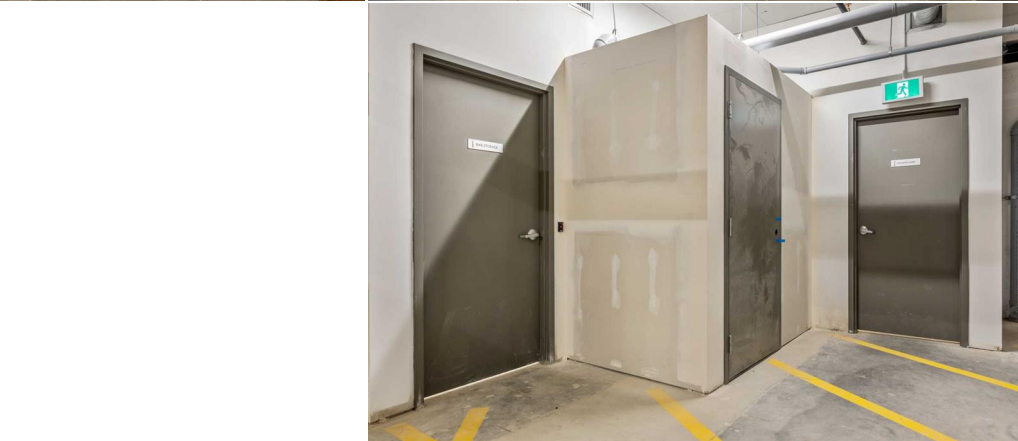
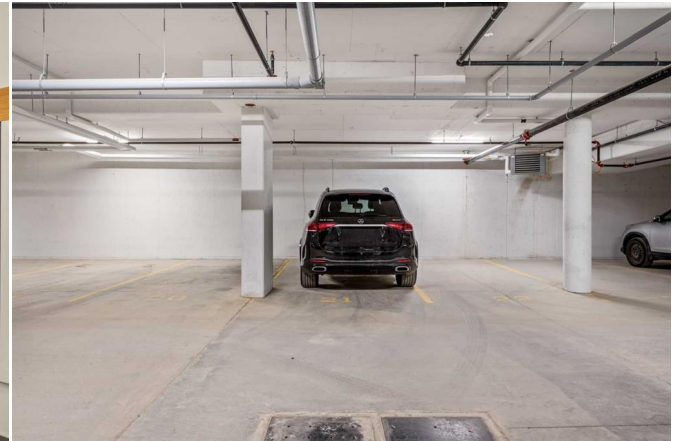












630-3932 University Ave NW, Calgary, AB

Main Floor Interior Area 451.95 sq ft



0 2 4 ft

PREPARED 2024/06/14



While regions are excluded from total floor area in GEMTEC floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.