



THE
A-TEAM

**RE/MAX
FIRST**

3932 UNIVERSITY Avenue #414, Calgary T3B 2V4

MLS® #: **A2144714** Area: **University District** Listing Date: **06/27/24** List Price: **\$349,000**
 Status: **Active** County: **Calgary** Change: **-\$20k, 23-Jul** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
 Lot Shape:
 Access:
 Lot Feat:
 Park Feat: **None**

Finished Floor Area

Abv Sqft: **538**
 Low Sqft:
 Ttl Sqft: **538**

DOM

81
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **High-Rise (5+)**

Parking

Ttl Park: **0**
 Garage Sz: **0**

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony**
 Construction: **Concrete**
 Flooring: **Vinyl Plank**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked**
 Int Feat: **Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	10`0" x 10`2"	Living Room	Main	10`1" x 11`9"
3pc Bathroom	Main	6`1" x 8`6"			

Legal/Tax/Financial

Condo Fee: **\$245** Title: **Leasehold** Zoning: **DC**
 Fee Freq: **Monthly**

Legal Desc: **2312292**

Remarks

Pub Rmks:

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.

Inclusions:

N/A

Property Listed By:

Executive Real Estate Services

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