

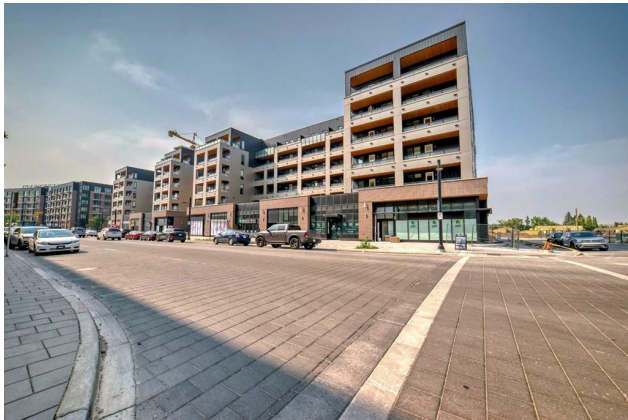


THE A-TEAM

RE/MAX FIRST

3932 UNIVERSITY Avenue #432, Calgary T3B 6P6

MLS#: A2152798 Area: University District Listing Date: 07/27/24 List Price: \$375,000
Status: Active County: Calgary Change: None 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: 565
Low Sqft:
Ttl Sqft: 565

DOM

53
Layout
Beds: 1 (1)
Baths: 1.0 (1 0)
Style: Apartment

Parking

Ttl Park: 0
Garage Sz:

Utilities and Features

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

Construction: Brick, Wood Frame
Flooring: Ceramic Tile, Laminata
Water Source:
Fnd/Bsmt:

Kitchen Appl: Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Int Feat: Quartz Counters
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Bedroom, Kitchen, Living Room, Dining Room, Balcony, Laundry, Entrance, and Bathroom with their respective levels and dimensions.

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$245

Leasehold

DC

Fee Freq:

Monthly

Legal Desc: 2312292

Remarks

Pub Rmks: **Discover the epitome of urban living in Calgary's vibrant University District! This stylish 1-bedroom, 1-bathroom condo is a modern sanctuary designed for comfort and convenience located on 4th floor. Nestled in a lively, youthful neighborhood, this unit features a sleek open concept layout that seamlessly blends the kitchen, dining, and living areas. The kitchen boasts floor-to-ceiling cabinets, stainless steel appliances, and plenty of storage, combining both functionality and style. Enjoy the ease of in-suite laundry with extra storage, a bright 3-piece bathroom, and warm grey flooring that adds an elegant touch throughout. The spacious bedroom, with its large windows and walk-in closet, provides a peaceful retreat from city life. Step outside to your huge Balcony facing south with lot of Sun having privacy walls and frosted glass rails. This outdoor space is perfect for dining al fresco or simply relaxing under the open sky. The prime location is ideal for students, first-time homebuyers, medical professionals, and investors. It's close to the University of Calgary, Alberta Children's Hospital, Foothills Hospital and Market mall. You'll love the abundance of amenities just steps away, including a cineplex, skating rink, trendy restaurants, bars, and shops. Plus, having a Shoppers Drug Mart, Dental Office, and a floral boutique on the main floor makes everyday living incredibly convenient. Experience modern urban living at its finest in this beautifully designed condo in Calgary's University District. Schedule your showing today and get ready to fall in love! Property listed to Sell.**

Inclusions: N/A

Property Listed By: RE/MAX House of Real Estate

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