



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3932 UNIVERSITY Avenue #308, Calgary T3B 2V4**

MLS® #: **A2172503**      Area: **University District**      Listing Date: **10/15/24**      List Price: **\$375,000**  
 Status: **Active**      County: **Calgary**      Change: **-\$10k, 20-Nov**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2024**  
Lot Information  
 Lot Sz Ar:  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **508**  
 Low Sqft:  
 Ttl Sqft: **508**

DOM  
**79**  
Layout  
 Beds: **1 (1 )**  
 Baths: **1.0 (1 0)**  
 Style: **Apartment**

Parking  
 Ttl Park: **1**  
 Garage Sz:

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

Utilities and Features

Roof: **Membrane**  
 Heating: **Baseboard**  
 Sewer:  
 Ext Feat: **Balcony**  
 Construction: **Composite Siding, Concrete, Wood Frame**  
 Flooring: **Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt:  
 Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer**  
 Int Feat: **No Animal Home, No Smoking Home, Storage**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	11`5" x 10`0"	Bedroom - Primary	Main	11`1" x 9`8"
Laundry	Main	7`9" x 3`9"	3pc Bathroom	Main	0`0" x 0`0"
Eat in Kitchen	Main	13`1" x 9`6"			

Legal/Tax/Financial

Condo Fee: **\$269**      Title: **Leasehold**      Zoning: **DC**  
 Fee Freq:

Monthly

Legal Desc: 2312292

Remarks

Pub Rmks: Experience the best of urban living in Calgary's vibrant University District! This stylish 1-bedroom, 1-bathroom condo offers modern comfort and convenience on the 3rd floor. The open-concept layout seamlessly connects the kitchen, dining, and living areas, featuring sleek cabinets, stainless steel appliances, and ample storage. The unit includes in-suite laundry with extra storage, a bright 3-piece bathroom, and elegant flooring throughout. The spacious bedroom with large windows and a walk-in closet offers a peaceful retreat. Step out onto the sunny balcony with privacy walls—perfect for relaxing or dining. Ideal for investors, this prime location is close to the University of Calgary, hospitals, Market Mall, and a wealth of amenities just steps away, including a cineplex, trendy restaurants, and more. Everyday essentials like Shoppers Drug Mart and a dental office are conveniently located on the main floor. Schedule your showing today.

Inclusions: None  
Property Listed By: RE/MAX Real Estate (Mountain View)

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





