



THE
A-TEAM

**RE/MAX
FIRST**

3932 UNIVERSITY Avenue #626, Calgary T3B 6P6

MLS® #: **A2172534**

Area: **University District**

Listing Date: **10/11/24**

List Price: **\$393,000**

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:

Finished Floor Area
Abv Sqft: **499**
Low Sqft:
Ttl Sqft: **499**

Parkade,Stall,Underground

DOM

41

Layout

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

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main	5`6" x 7`9"	Bedroom - Primary	Main	9`8" x 11`1"
Kitchen	Main	10`2" x 13`5"	Living Room	Main	10`2" x 11`5"

Legal/Tax/Financial

Condo Fee: **\$265**
Title: **Fee Simple**
Fee Freq: **Monthly**

Zoning: **DC**

Legal Desc:

2312292

Remarks

Pub Rmks:

Experience urban living at its finest in this charming top-floor 1-bedroom, 1-bathroom condo in the heart of the University District. This modern condo features 10-foot ceilings and sleek vinyl plank flooring throughout, creating an open and airy atmosphere. Enjoy the well-appointed kitchen with modern appliances, in-suite laundry, and a contemporary bathroom with a stand-up shower. Benefit from the added convenience of a designated underground parking stall for secure, weather-protected parking with direct access to the building. The building also offers an on-site gym just down the hall from the unit and additional storage on the same floor. With no one above you, you can enjoy extra peace and privacy. In addition, just a few steps away, there is a Save on Foods, McDonald's, movie theater, various restaurants and many more amenities. This prime location is minutes away from the University of Calgary, Market Mall, and the Foothills and Children's hospital. Don't miss your chance to live in this vibrant and convenient location!

Inclusions:

None

Property Listed By:

2% Realty

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



