

**3932 UNIVERSITY Avenue #303, Calgary T3B 6P6**

MLS®#: **A2192355**      Area: **University District**      Listing Date: **02/05/25**      List Price: **\$569,900**  
 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: **Titled, Underground**

Finished Floor Area

Abv Sqft: **773**  
 Low Sqft:  
 Ttl Sqft: **773**

DOM

**59**  
Layout  
 Beds: **2 (2 )**  
 Baths: **1.0 (1 0)**  
 Style: **Apartment**

Parking

Ttl Park: **2**  
 Garage Sz:

Utilities and Features

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

Construction: **Concrete**  
 Flooring: **Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Refrigerator, Washer**  
 Int Feat: **High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`6" x 12`10"	Kitchen	Main	11`9" x 7`1"
Bedroom - Primary	Main	9`8" x 9`2"	Bedroom	Main	11`6" x 9`9"
4pc Bathroom	Main	0`0" x 0`0"			

Legal/Tax/Financial

Condo Fee: **\$323**      Title: **Fee Simple**      Zoning: **DC**  
 Fee Freq:

Monthly

Legal Desc: 2312292

Remarks

Pub Rmks: **Location! Location! Location! Experience modern living in this stylish corner unit apartment located in the vibrant University District. Featuring 2 Bedrooms, 1 Full Bathroom, 2 Titled Underground Parking, 3 Zone Split A/C Cooling, and a Gas Hookup on the Balcony. This apartment boasts a spacious Open Floorplan, 9-Foot Ceilings, Quartz Counters, and Luxury Vinyl Plank flooring for a sleek, modern finish. This unit is less than 1 year old and just like new. The Living Room offers plenty of natural light and flows seamlessly into the Kitchen, which is equipped with a movable Kitchen Island, Quartz Counters, and Stainless Steel Appliances. The Kitchen also comes with floor-to-ceiling cabinetry with soft-close features for ample storage. The Primary Bedroom is good sized with 2 closets. The second Bedroom is good sized too and can be used as a guest bedroom or your home office. A full Bathroom completes this unit. In-Unit Laundry is conveniently located off the corridor near the front door. This unit also comes with a storage unit located on the 3rd floor. Enjoy access to premium community amenities such as a Fitness Center, Party Room, and Community Gardens. This prime location is steps away from supermarkets, restaurants, coffee shops, cinemas, Parks, and public transportation—everything you need is right at your doorstep. Within walking distance, you'll find the University of Calgary, Alberta Children's Hospital, and Market Mall. Quick access to major routes makes commuting a breeze. Condo fees cover heat, water, and Reserve fund. Having 2 Titled parking is a rare find and is included in this price. Don't miss this opportunity to own a modern condo in one of Calgary's most sought-after neighborhoods—schedule your viewing today!**

Inclusions: **N/A**  
Property Listed By: **Jessica Chan Real Estate & Management Inc.**

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







