

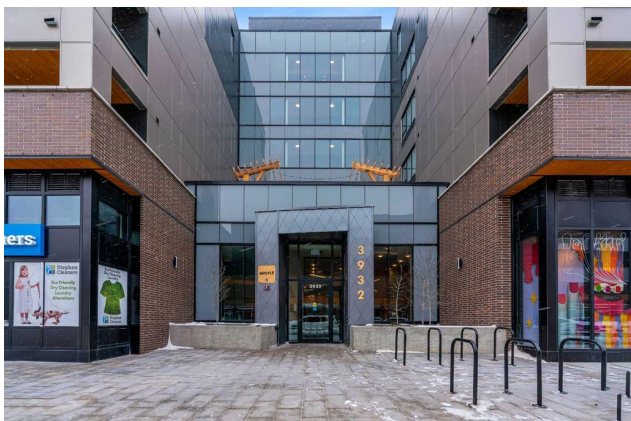


THE
A-TEAM

**RE/MAX
FIRST**

3932 UNIVERSITY Avenue #416, Calgary T3B 6P6

MLS®#: **A2193841** Area: **University District** Listing Date: **02/14/25** List Price: **\$589,900**
 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:

Finished Floor Area
 Abv Sqft: **801**
 Low Sqft:
 Ttl Sqft: **801**

DOM

8
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Underground**

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher, Dryer, Electric Range, Microwave, Refrigerator, Washer**
 Int Feat: **High Ceilings, Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Ensuite bath	Main	6`4" x 8`6"	4pc Bathroom	Main	5`5" x 8`0"
Bedroom	Main	9`1" x 16`5"	Dining Room	Main	10`8" x 9`5"
Foyer	Main	7`4" x 10`0"	Kitchen	Main	13`5" x 6`11"
Living Room	Main	10`8" x 9`10"	Bedroom - Primary	Main	10`9" x 10`11"

Legal/Tax/Financial

Condo Fee: **\$348** Title: **Fee Simple** Zoning: **DC**

Legal Desc:

2312292

Fee Freq:
Monthly

Remarks

Pub Rmks:

Welcome to this beautifully finished 2-bedroom, 2-bathroom condo in the heart of the University District. Offering 801 sqft of stylish living space, this modern home features a spacious open-concept layout with high-quality finishes throughout. Enjoy the convenience of in-suite laundry and a private covered balcony perfect for relaxing or entertaining. Building amenities include an inviting owner's lounge, a versatile meeting room, a sun-soaked terrace with BBQ, and a fully equipped gym. For outdoor enthusiasts, enjoy nearby walking and bike trails, parks, and proximity to an off-leash dog park. Located just minutes from Foothills Hospital, Alberta Children's Hospital, the University of Calgary, Market Mall, and with easy access to major arteries and downtown, this condo offers the ultimate in urban convenience and lifestyle. Don't miss the opportunity to make this stunning home your own!

Inclusions:

N/A

Property Listed By:

MaxWell Capital Realty

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

