

630, 3932 University Avenue NW  
Calgary, Alberta

MLS # A2276294



## \$359,000

<b>Division:</b>	University District		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	493 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Garage Door Opener, Heated Garage, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 302
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cement Fiber Board, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Smoking Home, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** NONE

Live in one of Calgary's vibrant neighborhoods; UNIVERSITY DISTRICT! Everything you need at your fingertips; Restaurants, Pubs, Entertainment, Shopping Mall, Parks, Hospitals, etc... This clean, like new, TOP FLOOR unit has luxurious interior finishes, 10 ft high ceilings (only available on the top floor), private covered balcony that's great for year around use, titled parking stall (#21) located close to the elevator, a storage unit (#141) is just across the hall from the unit's door, and a fitness facility on the same floor as the unit. This home's open floor plan combines modern style with comfort; ample storage, stainless steal appliances, gorgeous grey cabinetry, beautiful easy to maintain vinyl plank flooring, the list goes on. The spacious bedroom has a large window and a walk-in closet. The 4-piece bathroom boasts a deep tub (upgraded) and large mirror. The in-suite laundry room has stacked washer dryer with space for storage. The patio is welcoming and covered and there is A/C rough-in. Invite your family and friends to enjoy the common terrace with picnic tables and BBQs or use the meeting rooms that are conveniently located on the 2nd floor of the building. This is a premium location for professionals and students in the area. Enjoy the community parks, outdoor skating rink, shops, restaurants, dog park, and so much more. This unit is move in ready! Let's make it your new home!