

# \$338,000 - 214, 3932 University Avenue Nw, Calgary

MLS® #A2220355

**\$338,000**

1 Bedroom, 1.00 Bathroom, 527 sqft

Residential on 0.00 Acres

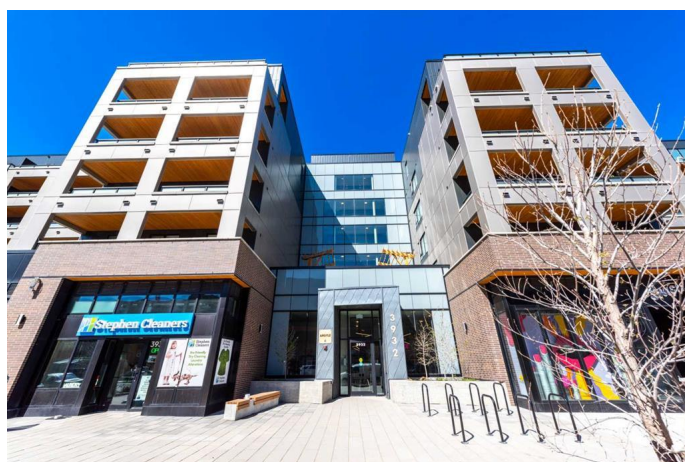
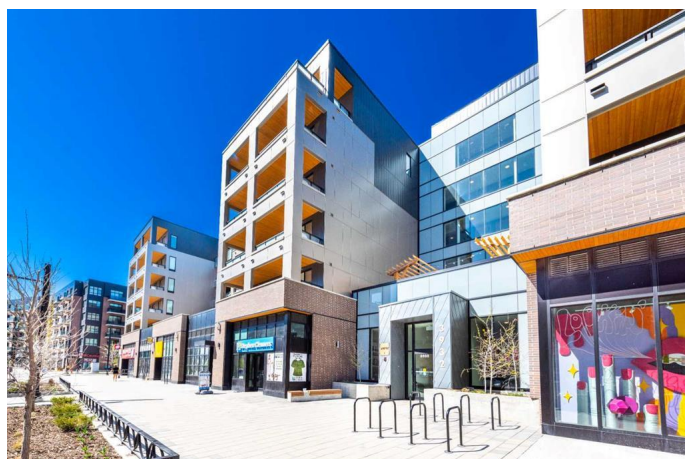
University District, Calgary, Alberta

Location, location, location! Currently rented at \$1,800/month - This property is perfect for downtown commuters, medical personnel or a young couple looking for a vibrant neighbourhood!

Experience the pinnacle of urban living in Calgary's lively University District! This 1-bedroom, 1-bathroom condo offers a blend of comfort and modern convenience. Step inside to find an open-concept living space featuring sleek laminate flooring, a modern kitchen with quartz countertops and stainless steel appliances. The bedroom features large windows and a walk-in closet, while the 3-piece bathroom includes a stand-up shower with a bench. Additional features include in-suite laundry and a closet for added convenience. And the best part? A spacious covered balcony equipped with a BBQ gas line - perfect for enjoying Calgary's summer evenings. Relax with your favorite drink and take in the stunning northern sky views right from your private outdoor space.

The well-managed building includes premium amenities such as an on-site gym, owner's lounge with kitchen, meeting room, outdoor social patio deck, secure bike storage, and a community garden.

Talk about location, University District is one of the city's most ambitious projects. As you step out of the apartment, you'll find over



50 shops and restaurants such as McDonaldâ€™s, Five Guys, Village Ice Cream, Cineplex, Staples, Shoppers Drug Mart, Save-On-Foods, OEB Breakfast, Freshii, banks, co-working space and more. Youâ€™ll be within walking distance to the University of Calgary and just minutes from the Alberta Children's Hospital, Foothills Hospital, Market Mall, and with quick access to Crowchild Trail and downtown.

This unit is currently rented offering a rare investment opportunity with stable returns in one of Calgary's fastest-growing and most desirable communities. Donâ€™t miss out on this incredible opportunity - schedule your showing today!

Built in 2024

**Essential Information**

MLS® #	A2220355
Price	\$338,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	527
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	214, 3932 University Avenue Nw
Subdivision	University District
City	Calgary
County	Calgary
Province	Alberta

Postal Code T3B 6P6

### Amenities

Amenities Elevator(s), Fitness Center, Party Room, Secured Parking, Trash, Visitor Parking, Community Gardens

Parking Underground, None

### Interior

Interior Features High Ceilings, Open Floorplan, Quartz Counters, Walk-In Closet(s), Elevator

Appliances Dishwasher, Electric Range, Microwave, Refrigerator, Washer/Dryer Stacked

Heating Forced Air, Natural Gas

Cooling Rough-In

# of Stories 6

### Exterior

Exterior Features Balcony, BBQ gas line, Storage

Construction Brick, Wood Frame

### Additional Information

Date Listed May 22nd, 2025

Days on Market 21

Zoning DC

### Listing Details

Listing Office Houseeo Realty Inc.

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