



**627, 3932 University Avenue NW
Calgary, Alberta**

MLS # A2303144



\$355,000

Division:	University District		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	505 sq.ft.	Age:	2024 (2 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 278
Basement:	-	LLD:	-
Exterior:	Brick, Cement Fiber Board, Concrete, Metal Siding , Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Elevator, Quartz Counters, Storage		

Inclusions: N/A

Welcome to the lively University District, where modern living meets an energetic, youthful atmosphere. This beautifully designed top-floor one-bedroom, one-bathroom condo offers a stylish retreat in one of the city's most sought-after neighborhoods. The open-concept layout seamlessly connects the kitchen, dining, and living areas, creating a bright and inviting space. The contemporary kitchen features floor-to-ceiling cabinetry, stainless steel appliances, and smart storage solutions that balance form and function. Inside, you'll find the convenience of in-suite laundry with added storage, a well-appointed three-piece bathroom, and warm, sophisticated flooring throughout. The generously sized bedroom boasts large windows and a walk-in closet, providing a calm and comfortable escape. Step out onto the spacious south-facing patio, thoughtfully designed with black wood privacy walls and frosted glass railings—ideal for relaxing or entertaining outdoors. With 10-foot ceilings and air conditioning, this top-floor unit delivers enhanced comfort and a sense of openness. Additional features include titled underground heated parking and a dedicated storage locker. Perfectly situated just steps from the University of Calgary, Alberta Children's Hospital, Foothills Medical Centre, and Market Mall, this home is ideal for students, healthcare professionals, or anyone seeking a connected urban lifestyle. Enjoy unmatched convenience with nearby amenities such as a Cineplex, skating rink, popular restaurants, bars, and boutique shops—all within walking distance. Don't miss this opportunity to own a thoughtfully crafted condo in one of Calgary's most vibrant communities.