

# \$314,900 - 220, 3932 University Avenue Nw, Calgary

MLS® #A2264977

**\$314,900**

1 Bedroom, 1.00 Bathroom, 503 sqft

Residential on 0.00 Acres

University District, Calgary, Alberta

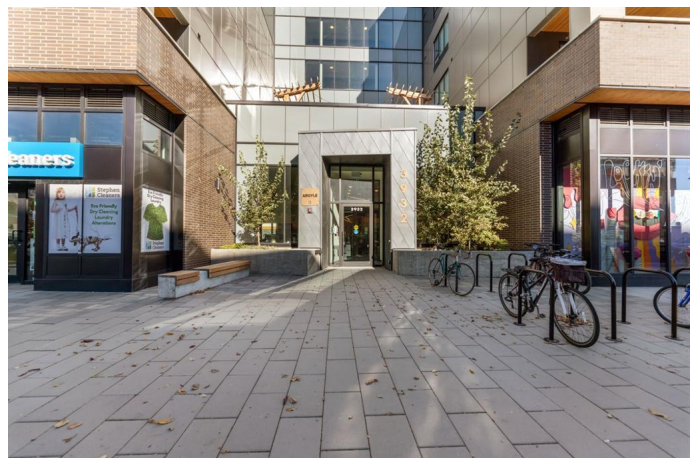
This bright and modern 1 bedroom 1 bathroom condo is located in the heart of Calgary's University District. It features an open layout with 9' ceilings, vinyl plank flooring, quartz countertops, stainless steel appliances and a spacious in-suite laundry area. The kitchen has beautiful shaker-style cabinets with soft-close drawers while the bathroom offers a glass-enclosed shower with a built-in bench. The bedroom includes a walk-in closet and the private balcony is perfect for relaxing or BBQs with a gas line already hooked up. You'll also find great extra touches like AC rough-in, roller shades and sleek LED lighting throughout.

The building includes amazing amenities such as a fully equipped gym, owners' lounge, party room, meeting space, outdoor terrace and a community garden.

You're steps from great restaurants, grocery stores and theatres plus walking distance to the University of Calgary and just minutes from the Children's Hospital, Foothills Hospital and Market Mall shopping centre.

A perfect spot if you're looking for something modern, low maintenance and close to everything in one of Calgary's best newer communities.

Built in 2024



## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2264977          |
| Price          | \$314,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 503               |
| Acres          | 0.00              |
| Year Built     | 2024              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                                |
|-------------|--------------------------------|
| Address     | 220, 3932 University Avenue Nw |
| Subdivision | University District            |
| City        | Calgary                        |
| County      | Calgary                        |
| Province    | Alberta                        |
| Postal Code | T3B 2V4                        |

## Amenities

|           |            |
|-----------|------------|
| Amenities | Other      |
| Parking   | Off Street |

## Interior

|                   |             |
|-------------------|-------------|
| Interior Features | See Remarks |
| Appliances        | See Remarks |
| Heating           | Baseboard   |
| Cooling           | None        |
| # of Stories      | 6           |

## Exterior

|                   |                             |
|-------------------|-----------------------------|
| Exterior Features | Other                       |
| Construction      | Brick, Concrete, Wood Frame |

## Additional Information

|             |                    |
|-------------|--------------------|
| Date Listed | October 23rd, 2025 |
|-------------|--------------------|

|                |    |
|----------------|----|
| Days on Market | 8  |
| Zoning         | DC |

## **Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | TREC The Real Estate Company |
|----------------|------------------------------|

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