



## 3932 University Avenue Calgary Alberta

\$385,000

Experience the best of urban living in Calgary's vibrant University District! This stylish 1-bedroom, 1-bathroom condo offers modern comfort and convenience on the 3rd floor. The open-concept layout seamlessly connects the kitchen, dining, and living areas, featuring sleek cabinets, stainless steel appliances, and ample storage. The unit includes in-suite laundry with extra storage, a bright 3-piece bathroom, and elegant flooring throughout. The spacious bedroom with large windows and a walk-in closet offers a peaceful retreat. Step out onto the sunny balcony with privacy walls--perfect for relaxing or dining. Ideal for investors, this prime location is close to the University of Calgary, hospitals, Market Mall, and a wealth of amenities just steps away, including a cineplex, trendy restaurants, and more. Everyday essentials like Shoppers Drug Mart and a dental office are conveniently located on the main floor. Schedule your showing today. (id:6769)

Living room 11.42 Ft x 10.00 Ft

Primary Bedroom 11.08 Ft x 9.67 Ft

Laundry room 7.75 Ft x 3.75 Ft

3pc Bathroom .00 Ft x .00 Ft

Eat in kitchen 13.08 Ft x 9.50 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate (Mountain View)

<https://yyclewis.com/>

**RE/MAX**<sup>®</sup>

**RE/MAX REAL ESTATE  
(CENTRAL)**

773 Glenmore rd , Calgary, British Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net