



3932 University Avenue Calgary Alberta

\$375,000

THIS COULD BE THE ONE AND PRICED TO SELL! Enjoy the amazing COVERED & PRIVATE balcony in all seasons. Your brand new home awaits you in Calgary's vibrant University District! This TOP-FLOOR unit offers an unparalleled living experience, combining luxurious interior finishes with an unbeatable location. The spacious 10'-FOOT ceilings (available exclusively on the top floor only) further enhance the open and airy feel, creating a welcoming atmosphere. The added privacy and peaceful living, free from overhead noise and neighbours is sure to add to your long-term enjoyment of your home. This BRAND NEW 1-BED, 1-BATH condo is a modern sanctuary designed for comfort and convenience. Step inside and be greeted by an open floor plan, gorgeous grey cabinetry with ample storage, premium stainless-steel appliances and luxury vinyl plank flooring for ease of care, combining the elegance and practicality one expects for modern living. A generous sized bedroom with a walk-in closet, 4-piece bathroom with a deep tub to soak away your worries (upgraded), and a spacious in-suite laundry room ensures all the conveniences of home. Away from the noise of the busier trafficked streets, the charming, COVERED Bistro-style balcony is a perfect spot for enjoying morning coffee/tea or an evening glass of wine while planning your next intimate Alfredo experience. For larger gatherings, enjoy the common terrace and party rooms conveniently situated in the building on the 2nd floor. The fitness facility and storage lockers are mere steps away on the same floor. Amenities includes fitness facility on 6th floor, party room/social room, and outdoor terrace on the 2nd floor. Premium location for professionals and students in the area. Enjoy the community parks, outdoor skating rink, shops, restaurants, dog park and so much more. Included is 1 UNDERGROUND titled parking stall, steps to the elevator...

4pc Bathroom 5.58 Ft x 7.75 Ft

Primary Bedroom 10.17 Ft x 11.92 Ft

Other 13.25 Ft x 10.17 Ft

Living room 10.75 Ft x 10.17 Ft

Listing Presented By:



Originally Listed by:
Real Broker

<http://www.artlee.ca/>



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

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