

# \$589,900 - 416, 3932 University Avenue Nw, Calgary

MLS® #A2193841

**\$589,900**

2 Bedroom, 2.00 Bathroom, 801 sqft  
Residential on 0.00 Acres

University District, Calgary, Alberta

Welcome to this beautifully finished 2-bedroom, 2-bathroom condo in the heart of the University District. Offering 801 sqft of stylish living space, this modern home features a spacious open-concept layout with high-quality finishes throughout. Enjoy the convenience of in-suite laundry and a private covered balcony perfect for relaxing or entertaining.

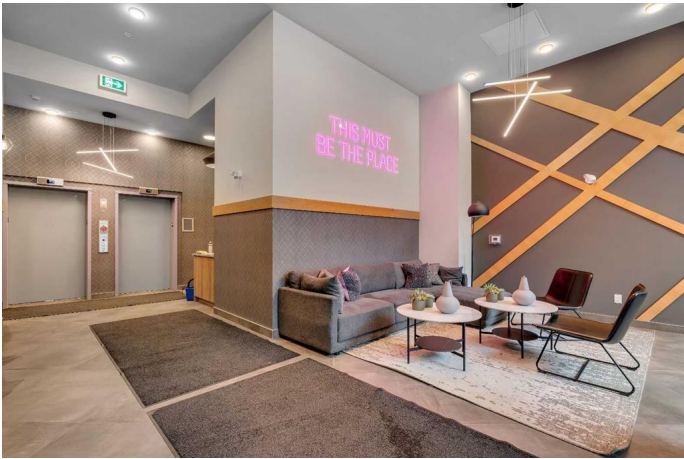
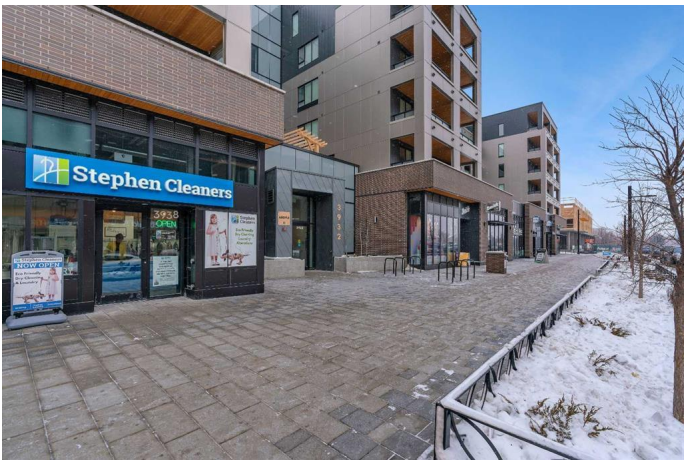
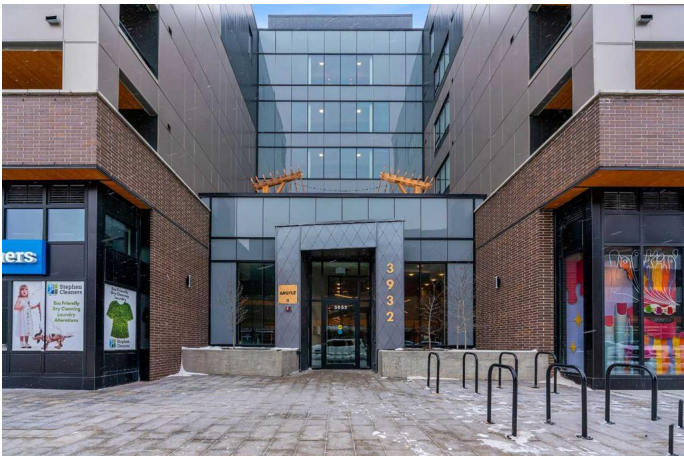
Building amenities include an inviting owner’s lounge, a versatile meeting room, a sun-soaked terrace with BBQ, and a fully equipped gym. For outdoor enthusiasts, enjoy nearby walking and bike trails, parks, and proximity to an off-leash dog park.

Located just minutes from Foothills Hospital, Alberta Children’s Hospital, the University of Calgary, Market Mall, and with easy access to major arteries and downtown, this condo offers the ultimate in urban convenience and lifestyle. Don’t miss the opportunity to make this stunning home your own!

Built in 2024

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2193841  |
| Price     | \$589,900 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |                |
|----------------|----------------|
| Full Baths     | 2              |
| Square Footage | 801            |
| Acres          | 0.00           |
| Year Built     | 2024           |
| Type           | Residential    |
| Sub-Type       | Apartment      |
| Style          | High-Rise (5+) |
| Status         | Active         |

### Community Information

|             |                                |
|-------------|--------------------------------|
| Address     | 416, 3932 University Avenue Nw |
| Subdivision | University District            |
| City        | Calgary                        |
| County      | Calgary                        |
| Province    | Alberta                        |
| Postal Code | T3B 6P6                        |

### Amenities

|                |                                                                                                     |
|----------------|-----------------------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Secured Parking, Trash, Visitor Parking, Community Gardens, Fitness Center, Party Room |
| Parking Spaces | 1                                                                                                   |
| Parking        | Underground                                                                                         |

### Interior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | High Ceilings, Open Floorplan                                      |
| Appliances        | Dishwasher, Electric Range, Microwave, Refrigerator, Dryer, Washer |
| Heating           | Baseboard                                                          |
| Cooling           | None                                                               |
| # of Stories      | 6                                                                  |

### Exterior

|                   |                   |
|-------------------|-------------------|
| Exterior Features | Balcony           |
| Construction      | Wood Frame, Brick |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 14th, 2025 |
| Days on Market | 77                  |
| Zoning         | DC                  |

### Listing Details

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.