

# \$389,900 - 627, 3932 University Avenue Nw, Calgary

MLS® #A2243424

**\$389,900**

1 Bedroom, 1.00 Bathroom, 503 sqft

Residential on 0.00 Acres

University District, Calgary, Alberta

Welcome to the vibrant University District! This stylish top-floor 1-bedroom, 1-bathroom condo offers a modern oasis in a youthful and energetic neighbourhood. Featuring a sleek open-concept layout, the kitchen, dining, and living areas flow seamlessly together. The kitchen is equipped with floor-to-ceiling cabinetry, stainless steel appliances, and efficient storage solutions that combine function with style. Enjoy the convenience of in-suite laundry with storage, a bright 3-piece bathroom, and warm, elegant flooring throughout. The spacious bedroom includes large windows and a walk-in closet, creating a peaceful retreat from city life. Step outside to a large, south-facing patio enclosed by black wood privacy walls and frosted glass railings—perfect for outdoor dining and relaxation.

With 10-foot ceilings and air conditioning, this top-floor unit offers added comfort and space. It also includes titled underground heated parking and a storage locker. Located steps from the University of Calgary, Alberta Children's Hospital, Foothills Hospital, and Market Mall, this condo is ideal for students, healthcare professionals, and anyone seeking a connected urban lifestyle. Enjoy access to top-tier amenities including a Cineplex, skating rink, trendy restaurants, bars, and shops—all right outside your door. Don't miss your chance to own this beautifully designed condo in one of Calgary's most dynamic communities.



Built in 2024

Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2243424          |
| Price          | \$389,900         |
| 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     | 627, 3932 University Avenue Nw |
| Subdivision | University District            |
| City        | Calgary                        |
| County      | Calgary                        |
| Province    | Alberta                        |
| Postal Code | T3B 6P6                        |

Amenities

|                |                                                                                    |
|----------------|------------------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Fitness Center, Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 1                                                                                  |
| Parking        | Titled, Underground                                                                |

Interior

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Quartz Counters, Vinyl Windows                                                                         |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Baseboard                                                                                                             |
| Cooling           | Wall Unit(s)                                                                                                          |
| # of Stories      | 6                                                                                                                     |

Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Balcony, BBQ gas line |
|-------------------|-----------------------|

Construction            Brick, Wood Frame, Cement Fiber Board

**Additional Information**

Date Listed            July 26th, 2025  
Days on Market        36  
Zoning                  DC

**Listing Details**

Listing Office           C-Luxury Realty Ltd.

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.