

\$265,000 - 403, 2011 University Drive Nw, Calgary

MLS® #A2253142

\$265,000

2 Bedroom, 2.00 Bathroom, 936 sqft

Residential on 0.00 Acres

University Heights, Calgary, Alberta

Prime location! 5 minutes walk to University of Calgary. Close to the C-Train station, Foothills Hospital, Children hospital, Sait, Market Mall, Landmark Cinemas, McMahon Stadium and is 10 minutes drive to downtown. Public transportation is at the front of the building. This unit is located on the 4th floor of the concrete building. Over 900 sq. ft. this home offers a large living room with patio door leading to a private balcony with views of McMahon Stadium, Foothills athletic park & downtown skyline view. A galley kitchen with full package of appliances. Spacious 2 bedrooms with walk in closets. Master bedroom has a 4 pc ensuite. In suite laundry room with storage area. Heated underground parking stall (30). \$0.84/ sq ft of condo fee includes sewer, water, heat, trash, professional management, insurance, underground parking, exterior maintenance and reserve fund contribution. Vacant for quick possession.

Built in 1991

Essential Information

MLS® #	A2253142
Price	\$265,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	936



Acres	0.00
Year Built	1991
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	403, 2011 University Drive Nw
Subdivision	University Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 4T4

Amenities

Amenities	Elevator(s), Park, Parking, Playground, Secured Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Parkade, Stall, Underground

Interior

Interior Features	Laminate Counters, No Animal Home, No Smoking Home, Soaking Tub, Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Hot Water, Natural Gas
Cooling	None
# of Stories	8

Exterior

Exterior Features	Balcony, Playground
Construction	Concrete, Stucco

Additional Information

Date Listed	August 30th, 2025
Days on Market	49
Zoning	M-H2

Listing Details

Listing Office	Grand Realty
----------------	--------------

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.