

# \$305,000 - 306, 2011 University Drive Nw, Calgary

MLS® #A2227671

## \$305,000

2 Bedroom, 2.00 Bathroom, 938 sqft

Residential on 0.00 Acres

University Heights, Calgary, Alberta

Welcome to this beautifully maintained 2-bedroom, 2-bathroom condo in the desirable and well-connected community of University Heights. Perfectly located on the 3rd floor, offering about 900sqft living space. This apartment unit offers exceptional walkability to McMahon Stadium, the University of Calgary, Foothills Hospital, Alberta Children's Hospital, Market Mall and public transit. This spacious unit features a large living and dining area with direct access to your private balcony. The kitchen equips ample cabinetry and generous counter space. The oversized primary suite boasts a 4-piece ensuite, and walk-in closet. A second bedroom, another full 4-piece bathroom, and a second walk-in closet provide excellent flexibility for families or guests. Additional highlights include in-suite laundry with washer and dryer and assigned underground parking. The entire unit has been upgraded with durable vinyl plank flooring in 2023. The building features secure entry, visitor parking, energy-efficient upgrades, and rentable storage units. This is an outstanding opportunity to own in a well-managed and maintained apartment—ideal for investors, first-time home buyers, young professionals, and new immigrants.

Built in 1991

## Essential Information

MLS® #

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Price	\$305,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	938
Acres	0.00
Year Built	1991
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	306, 2011 University Drive Nw
Subdivision	University Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 4T4

### Amenities

Amenities	Elevator(s), Roof Deck, Visitor Parking, Storage
Parking Spaces	1
Parking	Assigned, Underground

### Interior

Interior Features	Breakfast Bar, No Animal Home, No Smoking Home, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked
Heating	Baseboard
Cooling	None
# of Stories	8

### Exterior

Exterior Features	Balcony
Roof	Tar/Gravel
Construction	Concrete, Stucco

### Additional Information

Date Listed	June 15th, 2025
Days on Market	2
Zoning	M-H2

## **Listing Details**

Listing Office	Homecare Realty Ltd.
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