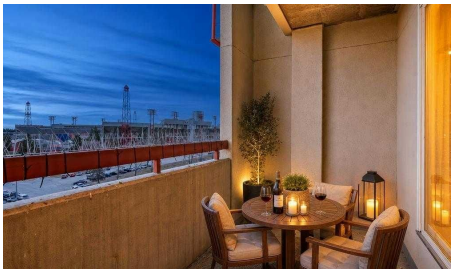
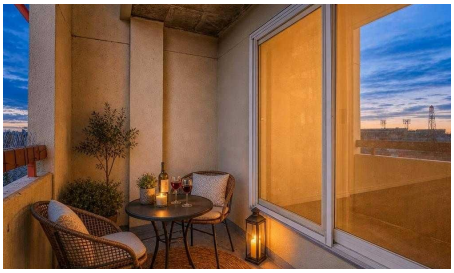
804 2011 University Drive NW

Calgary | Active | MLS® A2357091

$300,000









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**1991**	**926.64 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by eXp Realty

A closer look

Top-floor sophistication meets everyday convenience in prime University Heights. 925-square-foot condo showcases a sun-drenched, open-concept floor plan with two spacious bedrooms and two full bathrooms. Enjoy elevated downtown views and front-row sightlines to McMahon Stadium from the expansive private balcony. The functional galley kitchen is equipped with stainless steel appliances, ample preparation surfaces, and seamless connectivity to the dining room. The generous primary bedroom features a walk-in closet and a dedicated four-piece ensuite, complemented by a second bedroom with its own walk-in closet. Finished with durable laminate flooring throughout, this turnkey property offers direct proximity to the Foothills Medical Centre, Alberta Childrens Hospital, University of Calgary, LRT transit and retail hubs.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2357091
Bedrooms	2
Bathrooms	2
Year Built	1991
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	926.64 sq. ft.
Condo Fee:	$790.60
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Heat, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water

Front Exposure:	East
Unit Exposure:	East
Floor Location:	Top
Entry Level:	8
Stories Total:	8
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	1991 (Age: 35)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	9012444
Heating:	Baseboard
New Constr.:	No
Construction Material:	Concrete, Mixed
Structure Type:	High Rise (5+ stories)
Ensuite:	Yes
Flooring:	Laminate
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Stall, Underground

Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Laureate Place
Community:	University Heights
Amenities:	Parking, Snow Removal, Trash, Visitor Parking
Appliances:	Dishwasher, Refrigerator, Stove(s), Washer/Dryer Stacked
Inclusions:	N/A
Restrictions:	None Known
Pets Allowed:	Restrictions
Main Floor	Laundry · 6'7" × 6'6" ·
Main Floor	Bedroom - Primary · 16'5" × 10'6" ·
Main Floor	Kitchen · 8'7" × 8' ·
Main Floor	Bedroom · 12'7" × 9'2" ·
Main Floor	Dining Room · 8'9" × 7'11" ·
Main Floor	Living Room · 19'1" × 11'4" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Breakfast Bar, Built-in Features, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Storage
Exterior Features:	None
Patio And Porch Features:	Deck
Num. of Parcels:	0
Region:	Calgary

Zone:	CAL Zone NW
Zoning:	M-H2
Listed Date:	Nov 12, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/804-2011-university-drive-nw-calgary-a2357091/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 04:05 PM (UTC)

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.