

# \$370,000 - 506, 3932 University Avenue Nw, Calgary

MLS® #A2192174

## \$370,000

1 Bedroom, 1.00 Bathroom, 497 sqft  
Residential on 0.00 Acres

University District, Calgary, Alberta

This 1-bed, 1-bath condo in the sought-after University District's new Argyle building is a prime investment, currently rented at \$1,850/month. With nearly 30,000 sqft of retail at your doorstep and just an 8-minute walk to the University of Calgary, the location is unbeatable. The unit features 9' ceilings, luxury vinyl plank flooring, quartz countertops, shaker-style cabinetry, soft-close drawers, LED lighting, roller shade window coverings, and a spacious in-unit laundry room. Enjoy a large balcony with a BBQ gas line, titled underground parking, an assigned storage locker, and roughed-in cooling. Argyle offers premium amenities, including a gym, owners' lounge, meeting room, terrace, and community garden. Steps from Retail Main Street, Central Commons Park, and over 50 retailers like Shoppers, Cobs Bread, Village Ice Cream, Cineplex, Save-On-Foods, and OEB Breakfast, this vibrant community is perfect for investors or buyers looking to hold. With easy access to major roads, Downtown, Market Mall, and the Alberta Children's Hospital, this is a rare opportunity in a thriving location.

Built in 2024

## Essential Information

MLS® #	A2192174
Price	\$370,000



Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	497
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Active

### **Community Information**

Address	506, 3932 University Avenue Nw
Subdivision	University District
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B6P6

### **Amenities**

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

### **Interior**

Interior Features	Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters
Appliances	Dishwasher, Microwave, Refrigerator, Washer/Dryer, Window Coverings, Electric Range
Heating	Forced Air, Natural Gas
Cooling	None
# of Stories	6
Basement	None

### **Exterior**

Exterior Features	Balcony, BBQ gas line
Roof	Flat Torch Membrane
Construction	Brick, Wood Frame

Foundation            Poured Concrete

### **Additional Information**

Date Listed            February 10th, 2025

Days on Market        61

Zoning                  DC

### **Listing Details**

Listing Office           RE/MAX House of Real Estate

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