

# \$384,900 - 506, 3932 University Avenue Nw, Calgary

MLS® #A2192174

**\$384,900**

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

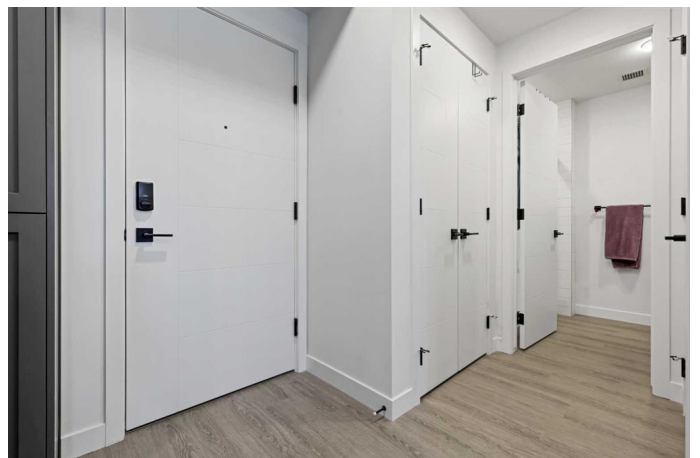
University District, Calgary, Alberta

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  | \$384,900 |



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

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters  |
| Appliances        | Dishwasher, Electric Range, Microwave, Refrigerator, Washer/Dryer, Window Coverings |
| 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        53

Zoning                 DC

### **Listing Details**

Listing Office           RE/MAX House of Real Estate

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