

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

MLS® #A2192174

\$384,900

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

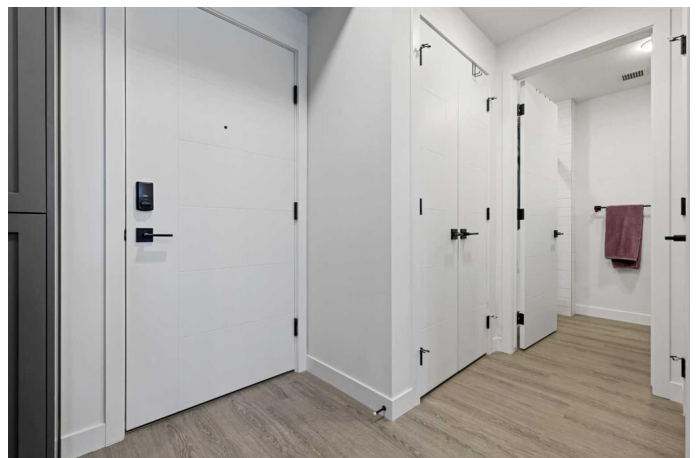
University District, Calgary, Alberta

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 54

Zoning DC

Listing Details

Listing Office RE/MAX House of Real Estate

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.