

# \$364,900 - 506, 3932 University Avenue Nw, Calgary

MLS® #A2221709

**\$364,900**

1 Bedroom, 1.00 Bathroom, 497 sqft

Residential on 0.00 Acres

University District, Calgary, Alberta

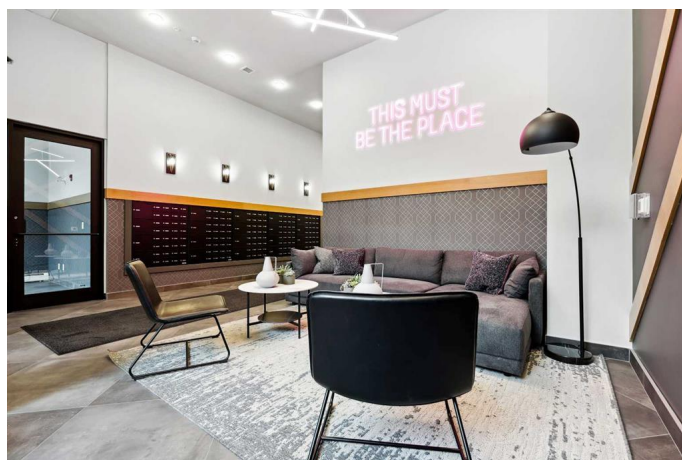
This 1-bed, 1-bath condo in the sought-after University District's new Argyle building is a prime investment, currently vacant and move-in ready! With nearly 30,000 sqft of retail at your doorstep and just an 8-minute walk to the University of Calgary, the location is unbeatable. The unit features 9' 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 be close to the Foothills Hospital, Children's Hospital & the University of Calgary! With easy access to major roads, Downtown, Market Mall, and countless other amenities, this is a rare opportunity in a thriving location.

Built in 2024

## Essential Information

MLS® # A2221709

Price \$364,900



Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	497
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	506, 3932 University Avenue Nw
Subdivision	University District
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 6P6

### Amenities

Amenities	Community Gardens, Elevator(s), Fitness Center, Party Room, Secured Parking, Trash, Visitor Parking
Parking Spaces	1
Parking	Stall, 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	Rough-In
# 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                May 15th, 2025  
Days on Market        50  
Zoning                      DC

**Listing Details**

Listing Office            RE/MAX House of Real Estate

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