

\$399,000 - 304, 3932 University Avenue Nw, Calgary

MLS® #A2123402

\$399,000

1 Bedroom, 1.00 Bathroom, 504 sqft

Residential on 0.00 Acres

University District, Calgary, Alberta

Your New home awaits! Pack your bags, this new beautiful, one bedroom unit in the University District, is READY to move into TODAY! The University District is currently in Phases 1 of the development. Any buildings behind the Argyle are slated for Phase 3 which can be up to 10 years away.

As you enter, you are greeted by an open floor plan, which has full height kitchen cabinets, stainless appliances and quartz countertops.

The living room has a large window, air conditioning & a door that leads out to a huge private balcony, great for entertaining and comes with a gas line for your BBQ.

The "Argyle" is a green certified building; Money saving, oversized energy star triple pane low E windows, low maintenance brick and aluminum panel siding & Light-filtering roller shades on windows and on balcony door. Your unit also has luxury vinyl plank flooring throughout.

There is a generous sized bedroom with a walk-in closet, 4 piece bathroom and an spacious in-suite laundry room

Building amenities include: secured underground parkade with title parking stalls & a bay wash.

There is also a secure bicycle storage, a secure resident storage on each residential floor and an on-site leasing office.

Enjoy other amenities such as a health and fitness area, outdoor patio and community



gathering space, community garden, integrated green roof, meeting room, secure parcel storage room, owners lounge area and an event hosting kitchen.

Retail stores opening on ground floor of Arglye include Flowers & Beyond, Bronze Baxx, Swish Oral Care, Pho Pham, Easy Blink Optometry, Lagree YYC, Shoppers Drug Mart with two more to come.

Located within walking distance to Alberta Children’s Hospital, McDonalds, Cineplex, Staples, Canadian Brew House, The Banquet, Village Icecream, Central Block, Outdoor skating, Clever Daycare, Five Guys, Market Wines, Alt Hotel, Oeb Breakfast Co., the University of Calgary, Foothills Medical Centre, Market Mall, and the University Innovation. Scotia Bank, Save-On-Foods, freshii, Monogram Coffee, Pet Planet, Curious Hair, bar Burrito, and Cob’s Bread, Orange theory Fitness, Sesame- Asian Cuisine, YYC Cycle are just a few stores
Welcome home!

Built in 2024

Essential Information

MLS® #	A2123402
Price	\$399,000
Sold Price	\$390,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	504
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	304, 3932 University Avenue
Subdivision	University District
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B6P6

Amenities

Amenities	Bicycle Storage, Community Room, Other, Parking, Party Room, Storage
Parking Spaces	1
Parking	Heated Garage, Stall, Titled, Unheated

Interior

Interior Features	No Animal Home, No Smoking, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard, Boiler
Cooling	Central Air
# of Stories	6

Exterior

Exterior Features	Balcony, BBQ gas line
Roof	Flat Torch Membrane
Construction	Brick, Metal Siding

Additional Information

Date Listed	April 18th, 2024
Date Sold	May 15th, 2024
Days on Market	27
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	First Place Realty
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