

\$319,900 - 306, 3932 University Avenue Nw, Calgary

MLS® #A2124609

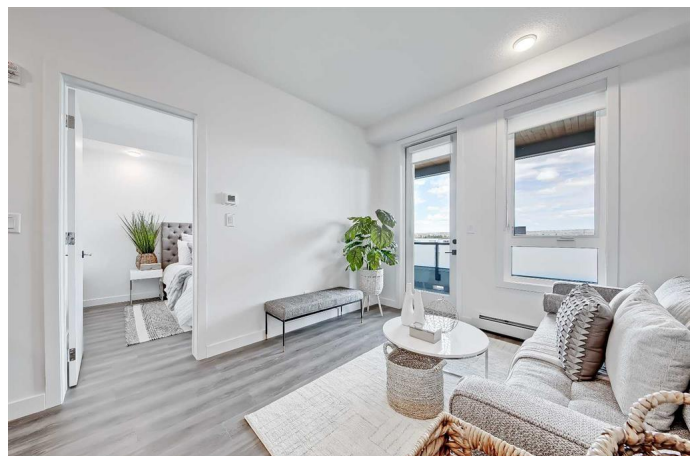
\$319,900

1 Bedroom, 1.00 Bathroom, 488 sqft

Residential on 0.00 Acres

University District, Calgary, Alberta

Your new home awaits in the highly walkable, beautifully designed new UNIVERSITY DISTRICT in this modern 1-BED, 1-BATH condo! Tasteful finishings and an open-concept layout make this bright and contemporary condo incredibly desirable, complete with modern luxury laminate and tile flooring. The sleek modern kitchen features ceiling-height shaker style cabinetry with open display shelves, a full-wall built-in pantry, stainless steel appliances, and a timeless full-height white tile backsplash, complimented by clean and modern fixtures. Space for a 4-person dining table allows for entertaining and weeknight meals, with views into the bright living room. The living room enjoys lots of windows for natural light and a large balcony, perfect for morning coffee or a cozy afternoon reading spot, equipped with a gas BBQ line. The primary bedroom features an oversized window and a large walk-in closet for lots of storage. The main 3-pc bathroom features the same beautiful white tile backsplash as well as the modern shaker-style cabinetry from the kitchen, with a large walk-in shower with a sliding glass door and a full-height tile surround. No condo is complete without building features and amenities, and the newly built Argyle is no different! There's in-suite laundry/storage with a stacked washer/dryer, secure bike storage, an outdoor community garden space, a parcel storage room, and an owner's lounge area! The vibrant University District is also amenity-rich,



with 30,000 sq ft of retail space at your doorstep! There are tons of shopping and restaurants, like COBS Bread, OEB Breakfast Co, Five Guys, Freshii, and Save-On Foods. Staples is across the street, and a Cineplex is even closer! Lots of fitness nearby, too, with a Lagree YYC Fitness Studio opening soon, a YYC Cycle Spin Studio and an Orangetheory Fitness for you to choose. And the commute? Couldn't be easier! If you work at the Alberta Children's Hospital you're an 11-min walk away; the University is only 8-min; Market Mall is a 15-min walk northwest; and getting Downtown is a short 13-min drive down Crowchild. Live, work, and play in this newly built, highly desirable and modern condo today! Book your private viewing before it's gone.

Built in 2024

Essential Information

MLS® #	A2124609
Price	\$319,900
Sold Price	\$315,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	488
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	306, 3932 University Avenue Nw
Subdivision	University District
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3B 6P6

Amenities

Amenities	Bicycle Storage, Community Gardens
Parking	None

Interior

Interior Features	Closet Organizers, Elevator, High Ceilings, Open Floorplan, Quartz Counters
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Rough-In
# of Stories	6

Exterior

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

Additional Information

Date Listed	April 23rd, 2024
Date Sold	July 11th, 2024
Days on Market	79
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
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