

\$299,900 - 218, 3932 University Avenue Nw, Calgary

MLS® #A2137729

\$299,900

1 Bedroom, 1.00 Bathroom, 502 sqft
Residential on 0.00 Acres

University District, Calgary, Alberta

VISIT MULTIMEDIA LINK FOR FULL DETAILS & FLOORPLANS! Experience urban living at its finest in this PET-FRIENDLY 1-BED, 1-BATH UNIT in Calgary's vibrant University District! This home epitomizes modern living, designed for eco-conscious individuals who know that life doesn't always require four wheels. Enjoy the convenience of walking, biking, or using public transportation for your daily activities, with a variety of amenities just steps away in this vibrant community. This brand-new turn-key unit by Homes by Avi offers sleek laminate flooring, a kitchen with quartz countertops, stainless steel appliances, ample cabinetry, and a built-in pantry! Enjoy ample space for a dining table or bar-height island/bistro table. The bright and spacious living room leads to a large covered balcony equipped with an A/C rough-in and gas line for BBQs, perfect for entertaining. The generously sized bedroom features a large window, blinds and two closets, while the 3-piece bathroom boasts a stand-up shower and quartz vanity. Additional conveniences include in-suite laundry and a separate, secured storage locker located down the hall on the same floor. The Argyle building, designed for a 5-star experience, consists of an elegant lobby, a fitness room, an outdoor patio, a community garden area, an owner's lounge with a kitchen, secure bike storage, a meeting room, and a parcel storage room. Located on University Avenue right in the heart of the University District, enjoy seamless



accessibility to essential amenities, restaurants, shops, entertainment options, dog parks, and walking trails. The University District offers prime shopping and dining options, parks, ponds, and easy commuting via Crowchild Trail and other major routes. Whether you're a student, a professional, or just seeking a vibrant urban lifestyle, this unit has it all. Contact us today to schedule your private viewing!

Built in 2024

Essential Information

MLS® #	A2137729
Price	\$299,900
Sold Price	\$299,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	502
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	218, 3932 University Avenue Nw
Subdivision	University District
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 6P6

Amenities

Amenities	Bicycle Storage, Elevator(s), Fitness Center, Party Room, Visitor Parking
Parking	None, Underground

Interior

Interior Features	Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Rough-In
# of Stories	6

Exterior

Exterior Features	Balcony, BBQ gas line
Construction	Brick, Wood Frame

Additional Information

Date Listed	June 6th, 2024
Date Sold	June 26th, 2024
Days on Market	20
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
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