

\$550,000 - 629, 3932 University Avenue Nw, Calgary

MLS® #A2144408

\$550,000

2 Bedroom, 1.00 Bathroom, 719 sqft

Residential on 0.00 Acres

University District, Calgary, Alberta

Discover the pinnacle of urban luxury living at The Argyle in Calgary's University District by Avi Homes. This brand new, never-lived-in PENTHOUSE TOP-FLOOR corner unit offers a rare opportunity with its exclusive 10-FOOT HIGH ceilings, available only on the top floor (6th). Conveniently located on the same floor as your unit is the state of the art GYM and assigned STORAGE locker along with Titled PARKING stall on P1. This unit is located farther away from the hustle & bustle of elevator traffic, nestled in it's own corner with tonnes of privacy. Walking around the University District with it's many walking paths, beautiful pond, and exciting night life & community events is just the beginning of what this amazing district has to offer.

Boasting 2 large bedrooms and 1 full bathroom, with North-facing balcony is designed for comfort, convenience and style. The large deck offers expansive views and invites relaxation and entertaining under Calgary's skies. The open concept layout enhances the airy, bright atmosphere, all day natural light complemented by executive finishes throughout, including quartz countertops and a stainless steel appliance package. Builder's size measures 785 SF. In unit stackable full sized laundry. Laundry room with tonnes of storage. Front closet with tonnes of storage.

The Argyle is a coveted residence known for



its community of professionals, including doctors, nurses, and other healthcare professionals drawn to its proximity to the Children's Hospital and the world class Foothills Hospital & Medical Center. Minutes away from the University of Calgary. Walking and biking is a breeze. Onsite there are 2 bike storages rooms and an open bike wall for convenience.

Beyond the building's luxurious offerings, The Argyle provides an exceptional lifestyle. The owners' lounge and rooftop garden (2nd floor) offer retreats for relaxation and socializing. The location boasts an impressive walk score, ensuring easy access to essential services, entertainment options, and recreational facilities.

The University District itself, developed by Brookfield Residential, is a vibrant community hub offering everything from gourmet dining to the best ice cream shops, a movie theatre, bowling alley, pubs, and shopping malls. Extensive walkways and pathways make it easy to explore the neighborhood, which is renowned for its dog-friendly amenities and frequent community events.

Living at The Argyle isn't just about having a home; it's about embracing a lifestyle defined by luxury, convenience, and community. Whether enjoying the amenities within the building or exploring the vibrant University District, residents experience a standard of living that is both elevated and enriching.

Welcome to your new home at The Argyle, where every day offers a blend of modern design, luxurious comfort, and the vibrant pulse of urban living. Schedule a tour today and experience the epitome of Calgary's University District lifestyle firsthand!

Built in 2024

Essential Information

MLS® #	A2144408
Price	\$550,000
Sold Price	\$542,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	719
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	629, 3932 University Avenue Nw
Subdivision	University District
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 2V4

Amenities

Amenities	Bicycle Storage, Community Gardens, Dog Park, Elevator(s), Fitness Center, Park, Party Room, Picnic Area, Playground, Recreation Room, Roof Deck, Secured Parking, Snow Removal, Storage
Parking Spaces	1
Parking	Covered, Gated, Heated Garage, Parkade, Paved, Secured, Stall, Titled, Underground

Interior

Interior Features	Open Floorplan, Quartz Counters, Storage
Appliances	Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Oven, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard, Central, Natural Gas
Cooling	Central Air, Rough-In
# of Stories	6

Exterior

Exterior Features	Balcony, BBQ gas line
Construction	Brick, Cement Fiber Board, Composite Siding, Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 25th, 2024
Date Sold	August 21st, 2024
Days on Market	57
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
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