\$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

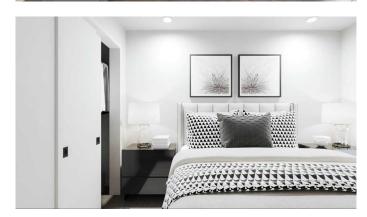
Discover the pinnacle of urban luxury living at The Argyle in Calgary's University District by Avi Homes. This brand new, never-lived-in PENTHOUSE TOP-FLOOR corner unit offers a rare opportunity with its exclusive 10-FOOT HIGH ceilings, available only on the top floor (6th). Conveniently located on the 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!

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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