



3932 University Avenue Calgary Alberta

\$499,900

NO CONDO FEE TILL APR 2026. Welcome to the luxurious Homes by Avi ARGYLE development, perfectly situated for those seeking an unbeatable location and a community designed for lifestyle. Nestled in the heart of the University District between the Children’s Hospital and the University of Calgary, and just minutes from downtown, this desirable home offers unparalleled access to the city’s best amenities. The surrounding area features grocery stores, restaurants, fitness centers, a cinema, and the beautifully designed Central Commons Park, with even more exciting developments on the way. The contemporary building boasts sophisticated finishes, low-maintenance living, and thoughtfully designed retail spaces, including an integrated green roof. Residents enjoy a wealth of amenities, such as secure underground heated parking, bicycle storage, a health and fitness area, an outdoor patio, gathering spaces, and lush gardens. Inside, find a meeting room, secure parcel storage, an owners’ lounge, and an event hosting kitchen. This 2-bedroom, 1-bath unit on the 5th floor offers a well-thought-out floor plan that maximizes space and functionality. Additional comfort is provided by two AC units, one in the living area and another in the primary bedroom, ensuring a cool and pleasant living environment year-round. Sellers are willing to include all or some of the furniture in the sale at no extra cost. (id:6769)

Other 6.00 Ft x 4.00 Ft
 4pc Bathroom 9.75 Ft x 4.92 Ft
 Kitchen 13.92 Ft x 4.92 Ft
 Dining room 9.08 Ft x 6.00 Ft
 Living room 11.67 Ft x 11.25 Ft

Laundry room 5.17 Ft x 5.08 Ft
 Bedroom 9.83 Ft x 8.50 Ft
 Primary Bedroom 11.25 Ft x 10.00 Ft
 Other 8.33 Ft x 8.17 Ft

Listing Presented By:



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100, 707-10 AVE. SW , Calgary, AB,
T2R 0B3

Phone: 403-969-0267
arobinson@cirrealty.ca