



## 3932 University Avenue Calgary Alberta

\$480,000

Welcome to the prestigious ARGYLE development by Homes by Avi, ideally located for those who crave convenience and community. Nestled in the heart of the University District, this prime location places you between the Children's Hospital and the University of Calgary, with downtown just minutes away. Enjoy unmatched access to top-tier amenities, including grocery stores, restaurants, fitness centers, a cinema, and the beautifully designed Central Commons Park, with even more exciting projects underway. This modern building offers sophisticated finishes, low-maintenance living, and smartly designed retail spaces featuring an integrated green roof. Residents are treated to a range of amenities, including secure underground heated parking, bicycle storage, a health and fitness area, outdoor patios, gathering spaces, and lush garden areas. Inside, enjoy conveniences like a meeting room, secure parcel storage, an owners' lounge, and an event-ready kitchen. This 5th-floor 2-bedroom, 1-bathroom unit features a well-designed floor plan that maximizes both space and functionality. With two AC units—one in the living area and another in the primary bedroom—you'll stay cool and comfortable year-round. Plus, the sellers are offering the option to include all or some of the furniture at no additional 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:



Originally Listed by:  
Century 21 Bravo Realty

<http://www.samaskar.ca/>



See

**Mirror**

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