



# 3932 University Avenue Calgary Alberta

\$415,000

The perfect location for anyone looking for an investment opportunity or to be close to the University themselves! This NEWLY BUILT 1-BED, 1-BATH CONDO w/ TITLED PARKING STALL in the heart of UNIVERSITY DISTRICT is not only highly walkable but beautifully designed for your comfort and convenience. Tasteful finishings and an open-concept layout make this bright and contemporary condo incredibly desirable, complete with modern luxury laminate and tile flooring. The sleek modern kitchen features ceiling-height shaker style cabinetry with open display shelves, matte black cabinet pulls, a full-wall built-in pantry, a Whirlpool stainless steel appliance package, and a timeless full-height white tile backsplash, complimented by clean and modern fixtures. Space for a 4-person dining table allows for entertaining and weeknight meals, with views into the bright living room. The living room enjoys lots of windows for natural light and a large balcony, perfect for morning coffee or a cozy afternoon study or reading spot, equipped with a gas BBQ line. The primary bedroom features an oversized window and a large walk-in closet for lots of storage. The main 3-pc bathroom features the same beautiful white tile backsplash as well as the modern shaker-style cabinetry from the kitchen. It has a large walk-in shower with a sliding glass door and a stylish full-height tile surround. Rounding off the space, you have your own private laundry room with a stacked Whirlpool washer and dryer, room for storage, and a front entry closet to keep things organized. No condo is complete without building features and amenities, and the newly built Argyle is no different! This unit comes with a TITLED PARKING STALL, while the building features secure bike storage, an outdoor community garden space, a parcel storage room, and an owner's lounge area! The vibrant University District is also amenity-ri...

Living room 11.25 Ft x 10.08 Ft

Kitchen 13.33 Ft x 9.58 Ft

Primary Bedroom 11.08 Ft x 9.58 Ft

Other 4.92 Ft x 3.75 Ft

Laundry room 7.00 Ft x 3.75 Ft

3pc Bathroom 7.67 Ft x 5.42 Ft

Other 21.00 Ft x 6.67 Ft

Listing Presented By:



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### Mirror

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