



# 3932 University Avenue Calgary Alberta

\$384,900

This 1-bed, 1-bath condo in the sought-after University District's new Argyle building is a prime investment, currently rented at \$1,850/month. With nearly 30,000 sqft of retail at your doorstep and just an 8-minute walk to the University of Calgary, the location is unbeatable. The unit features 9' ceilings, luxury vinyl plank flooring, quartz countertops, shaker-style cabinetry, soft-close drawers, LED lighting, roller shade window coverings, and a spacious in-unit laundry room. Enjoy a large balcony with a BBQ gas line, titled underground parking, an assigned storage locker, and roughed-in cooling. Argyle offers premium amenities, including a gym, owners' lounge, meeting room, terrace, and community garden. Steps from Retail Main Street, Central Commons Park, and over 50 retailers like Shoppers, Cobs Bread, Village Ice Cream, Cineplex, Save-On-Foods, and OEB Breakfast, this vibrant community is perfect for investors or buyers looking to hold. With easy access to major roads, Downtown, Market Mall, and the Alberta Children's Hospital, this is a rare opportunity in a thriving location. (id:6769)

Living room 11.33 Ft x 10.08 Ft

Kitchen 13.42 Ft x 6.00 Ft

Primary Bedroom 11.17 Ft x 9.58 Ft

Foyer 5.50 Ft x 4.00 Ft

Laundry room 7.00 Ft x 3.75 Ft

3pc Bathroom 7.67 Ft x 5.50 Ft

Other 22.00 Ft x 5.92 Ft

Listing Presented By:



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RE/MAX House of Real Estate

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**Mirror**

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

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