



# 3932 University Avenue Calgary Alberta

\$550,000

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 so...

Bedroom 9.92 Ft x 9.83 Ft  
 Primary Bedroom 10.67 Ft x 10.00 Ft  
 Other 4.50 Ft x 5.00 Ft  
 Living room 13.58 Ft x 10.42 Ft

Other 13.25 Ft x 9.33 Ft  
 Laundry room 5.25 Ft x 6.33 Ft  
 3pc Bathroom 10.83 Ft x 6.00 Ft  
 Other 22.33 Ft x 6.58 Ft

Listing Presented By:



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**Mirror**

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

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