



## 3932 University Avenue Calgary Alberta

\$549,900

MOVE IN SPRING/SUMMER 2024 - INVEST IN THE OPPORTUNITY TO BE PART OF THE UNIVERSITY DISTRICT! This Homes by Avi ARGYLE development is all about location, and a community designed for lifestyle. In the heart of amenity-rich living at a premium location, the desirable Argyle sits between the Children's Hospital, University of Calgary and minutes to great access to downtown and the entire city. Grocery, restaurants, fitness, a cinema and the well designed Central Commons Park have all been already added to the area, with more future development to come. This contemporary building offers sophisticated finishes, a low maintenance lifestyle, and thoughtfully designed retail space that includes an integrated green roof. The amenities are plentiful with secure underground parking and bicycle storage, a health and fitness area, an outdoor patio, gathering space, as well as gardens. Inside you will find a meeting room, secure parcel storage, an owners lounge and even an event hosting kitchen. This 2 bedroom, 2 bath unit offers a well thought out floor plan to make the most of this beautiful space. Reach out today secure your spot in this up and coming development with excellent investment opportunity. Out show suite can be seen at the Discovery Center at 4410 University Ave NW. (id:6769)

Kitchen 6.92 Ft x 13.50 Ft

Living room/Dining room 19.33 Ft x 10.58 Ft

Primary Bedroom 10.92 Ft x 10.92 Ft

Other .00 Ft x .00 Ft

3pc Bathroom .00 Ft x .00 Ft

Bedroom 11.25 Ft x 9.42 Ft

3pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



Originally Listed by:  
CIR REALTY

**RE/MAX**

**RE/MAX REAL ESTATE  
(CENTRAL)**

773 Glenmore rd , Calgary, British  
Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net