

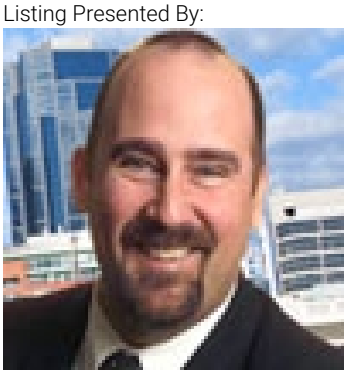
3932 University Avenue Calgary Alberta

$314,900

INVESTOR ALERT! Welcome to Argyle, a modern condominium development ideally situated in Calgary's highly desirable University District. This beautifully appointed 1 bedroom, 1 bathroom condo presents an excellent opportunity for investors looking to add to their real estate portfolio, with an existing tenant already in place. Offering a functional and thoughtfully designed floor plan, this contemporary residence features 9 foot ceilings, luxury vinyl plank flooring, modern LED lighting, and large windows that allow for an abundance of natural light. The stylish kitchen is sure to impress with quartz countertops, contemporary shaker-style cabinetry, soft-close drawers, and ample counter and storage space, making it both practical and inviting. The comfortable living area provides direct access to a spacious private balcony complete with a gas line for your BBQ, perfect for enjoying Calgary's warmer months. The generously sized bedroom, full bathroom, and convenient in-suite laundry room complete the interior living space. Additional features include roller window shades, and a separate storage locker. Residents of Argyle enjoy an impressive selection of amenities, including a fitness centre, owners' lounge, meeting room, outdoor terrace, and community garden. One of the most attractive features of this property is its exceptional location! Situated just a short walk from the University of Calgary, this vibrant and pedestrian friendly community offers an incredible selection of restaurants, coffee shops, grocery stores, and everyday conveniences. Enjoy being steps from University District's Retail Main Street, Central Commons Park, Save-On-Foods, Cineplex, OEB, Village Ice Cream, Shoppers Drug Mart, and numerous other amenities. With Foothills Medical Centre, Alberta Children's Hospital, Market Mall, and major transportation routes all conveniently nearby, this locat...

Laundry room 3.75 Ft x 7.08 Ft
Dining room 5.58 Ft x 8.08 Ft
Kitchen 5.67 Ft x 13.75 Ft
Other 4.00 Ft x 5.92 Ft
Living room 10.08 Ft x 11.42 Ft
3pc Bathroom 5.58 Ft x 7.67 Ft
Other 5.42 Ft x 4.92 Ft
Other 21.00 Ft x 6.42 Ft
Primary Bedroom 9.75 Ft x 11.17 Ft

Listing Presented By:



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Power Properties

RE/MAX Realty Professionals

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