

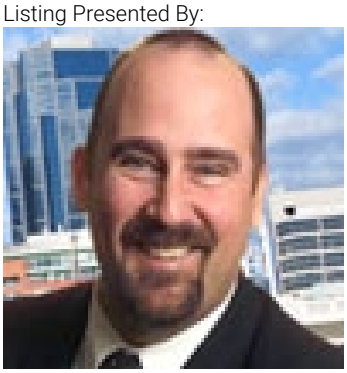
3932 University Avenue Calgary Alberta

$315,000

Discover a fantastic opportunity to own or invest in this 1-bedroom, 1-bathroom condo located at Argyle in the heart of the University District. Just an 8-minute walk to the University of Calgary, this home offers unbeatable convenience and lifestyle appeal.The unit features 9' ceilings, luxury vinyl plank flooring, quartz countertops, and contemporary shaker-style cabinetry with soft-close drawers. Additional highlights include a generous laundry room, roller window shades, modern LED lighting, and air-conditioning rough-in. Step onto the large balcony equipped with a gas line for BBQs, ideal for entertaining.Residents enjoy premium building amenities such as a fitness center, owners' lounge, meeting room, outdoor terrace, and community garden. Located steps from Retail Main Street, Central Commons Park, and over 30 shops and restaurants, including Village Ice Cream, Shoppers Drug Mart, OEB, Cineplex, and Save-On-Foods. With close proximity to Foothills Hospital, Alberta Children's Hospital, Market Mall, Downtown, and the University, this is a rare opportunity in a vibrant and growing community. (id:6769)

Living room/Dining room 11.33 Ft x 10.17 Ft
Kitchen 13.17 Ft x 9.58 Ft
Laundry room 7.08 Ft x 3.75 Ft
Primary Bedroom 11.08 Ft x 9.50 Ft
3pc Bathroom 7.67 Ft x 5.42 Ft
Other 5.25 Ft x 4.92 Ft
Other 20.67 Ft x 6.33 Ft

Listing Presented By:



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#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca