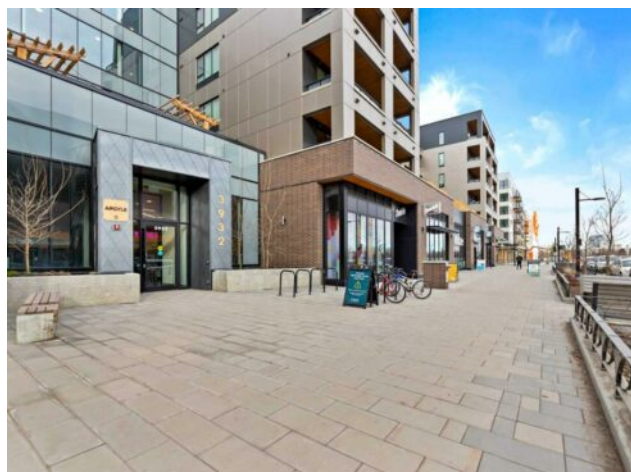


**312, 3932 University Avenue NW
Calgary, Alberta**

MLS # A2285829



\$312,000

Division:	University District		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	501 sq.ft.	Age:	2024 (2 yrs old)
Beds:	1	Baths:	1
Garage:	None		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Other	Condo Fee:	\$ 277
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Metal Frame, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Elevator, Open Floorplan		

Inclusions: n/a

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, along with a separate storage locker. 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.