\$370,000 - 506, 3932 University Avenue Nw, Calgary

MLS® #A2192174

\$370,000

1 Bedroom, 1.00 Bathroom, 497 sqft Residential on 0.00 Acres

University District, Calgary, Alberta

This 1-bed, 1-bath condo in the sought-after University District's new Arayle building is a prime investment, currently rented at \$1,850/month. With nearly 30,000 sqft of retail at your doorstep and just an 8-minute walk to the University of Calgary, the location is unbeatable. The unit features 9' ceilings, luxury vinyl plank flooring, quartz countertops, shaker-style cabinetry, soft-close drawers, LED lighting, roller shade window coverings, and a spacious in-unit laundry room. Enjoy a large balcony with a BBQ gas line, titled underground parking, an assigned storage locker, and roughed-in cooling. Argyle offers premium amenities, including a gym, owners' lounge, meeting room, terrace, and community garden. Steps from Retail Main Street, Central Commons Park, and over 50 retailers like Shoppers, Cobs Bread, Village Ice Cream, Cineplex, Save-On-Foods, and OEB Breakfast, this vibrant community is perfect for investors or buyers looking to hold. With easy access to major roads, Downtown, Market Mall, and the Alberta Children's Hospital, this is a rare opportunity in a thriving location.







Built in 2024

Essential Information

MLS® # A2192174 Price \$370,000 Bedrooms 1

1.00 Bathrooms

Full Baths 1

497 Square Footage

Acres 0.00

Year Built 2024

Type Residential

Sub-Type Apartment

Style High-Rise (5+)

Status Active

Community Information

Address 506, 3932 University Avenue Nw

Subdivision **University District**

City Calgary County Calgary **Province** Alberta T3B6P6

Postal Code

Amenities

Amenities Elevator(s), Fitness Center, Party Room, Secured Parking, Trash, Visitor

Parking, Community Gardens

Parking Spaces

Parking Titled, Underground

Interior

Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Interior Features

Quartz Counters

Dishwasher. Refrigerator, Washer/Dryer, Window **Appliances** Microwave,

Coverings, Electric Range

Forced Air, Natural Gas Heating

Cooling None

of Stories 6

None Basement

Exterior

Exterior Features Balcony, BBQ gas line

Roof Flat Torch Membrane

Construction Brick, Wood Frame Foundation Poured Concrete

Additional Information

Date Listed February 10th, 2025

Days on Market 71
Zoning DC

Listing Details

Listing Office RE/MAX House of Real Estate

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