

**526, 3932 University Avenue NW**  
**Calgary, Alberta**

**MLS # A2184447**



**\$355,000**

<b>Division:</b>	University District		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	495 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Vinyl Plank

**Sewer:** -

**Roof:** Flat Torch Membrane

**Condo Fee:** \$ 238

**Basement:** -

**LLD:** -

**Exterior:** Brick, Wood Frame

**Zoning:** DC

**Foundation:** -

**Utilities:** -

**Features:** Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters

**Inclusions:** N/A

This could be the one you've been searching for! Nestled in the highly sought-after University District, with nearly 30,000 sqft of retail space at your doorstep, this location is truly exceptional. This 1-bed, 1-bath condo in the new Argyle building offers a fantastic investment opportunity. Currently rented at \$1900/month, it combines modern design with unparalleled convenience. The unit features 9 foot ceilings, luxury vinyl plank flooring, quartz countertops, contemporary shaker-style cabinets, and soft-close drawers in both the kitchen and bathroom. Light-filtering roller shade window coverings, energy-efficient LED lighting, and a spacious in-unit laundry room further enhance the living experience. Additional perks include a Titled underground parking stall, an Assigned storage locker, and a large charming balcony with a BBQ gas line. The unit also offers roughed-in cooling, should you choose to add it in the future. The Argyle building boasts premium amenities, including a gym, owners' lounge + meeting room, terrace and community garden. Plus, you're just steps away from the vibrant retail main street, Central Commons Park, and an 8-minute walk to the University of Calgary. The community is bustling with activity, featuring over 50 retailers along Retail Main Street, with stores like Shoppers, Cobs Bread, Village Ice Cream, and Lagree YYC, as well as Cineplex Theatre, Save-On-Foods, Canadian Brewhouse, and OEB Breakfast, to name a few! Perfect for investors or those looking to buy and hold; this condo is tailored for active lifestyles and modern convenience. With easy access to major freeways, Downtown Calgary, the Alberta Children's Hospital, and Market Mall, the University District is a premier location—an obvious choice for both investment and future personal use.