# \$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 Districtâ€<sup>™</sup>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 9â€<sup>™</sup> 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, ownersâ€<sup>™</sup> 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			
Bathrooms	1.00			
Full Baths	1			
Square Footage	497			
Acres	0.00			
Year Built	2024			
Туре	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			
Postal Code	T3B6P6			
Amenities				
Amenities Amenities	Elevator(s), Fitness Center, Party Room, Secured Parking, Trash, Visitor Parking, Community Gardens			
Amenities	Parking, Community Gardens			
Amenities Parking Spaces	Parking, Community Gardens			
Amenities Parking Spaces Parking	Parking, Community Gardens			
Amenities Parking Spaces Parking Interior	Parking, Community Gardens 1 Titled, Underground Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan,			
Amenities Parking Spaces Parking Interior Interior Features	Parking, Community Gardens 1 Titled, Underground Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters Dishwasher, Microwave, Refrigerator, Washer/Dryer, Window			
Amenities Parking Spaces Parking Interior Interior Features Appliances	Parking, Community Gardens 1 Titled, Underground Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters Dishwasher, Microwave, Refrigerator, Washer/Dryer, Window Coverings, Electric Range			
Amenities Parking Spaces Parking Interior Interior Features Appliances Heating	Parking, Community Gardens 1 Titled, Underground Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters Dishwasher, Microwave, Refrigerator, Washer/Dryer, Window Coverings, Electric Range Forced Air, Natural Gas			
Amenities Parking Spaces Parking Interior Interior Features Appliances Heating Cooling	Parking, Community Gardens 1 Titled, Underground Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters Dishwasher, Microwave, Refrigerator, Washer/Dryer, Window Coverings, Electric Range Forced Air, Natural Gas None			
Amenities Parking Spaces Parking Interior Interior Features Appliances Heating Cooling # of Stories	Parking, Community Gardens 1 Titled, Underground Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters Dishwasher, Microwave, Refrigerator, Washer/Dryer, Window Coverings, Electric Range Forced Air, Natural Gas None 6			
Amenities Parking Spaces Parking Interior Interior Features Appliances Heating Cooling # of Stories Basement	Parking, Community Gardens 1 Titled, Underground Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters Dishwasher, Microwave, Refrigerator, Washer/Dryer, Window Coverings, Electric Range Forced Air, Natural Gas None 6			

Construction Brick, Wood Frame

#### Foundation Poured Concrete

## **Additional Information**

Date Listed	February 10th, 2025
Days on Market	70
Zoning	DC

## **Listing Details**

Listing Office RE/MAX House of Real Estate

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