

**418, 3932 University Avenue NW**  
**Calgary, Alberta**

**MLS # A2250018**



**\$345,000**

|                    |                                                         |                   |        |
|--------------------|---------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard                                               | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Vinyl Plank                                             | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                                         | <b>Condo Fee:</b> | \$ 278 |
| <b>Basement:</b>   | -                                                       | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Concrete, Wood Frame                             | <b>Zoning:</b>    | DC     |
| <b>Foundation:</b> | -                                                       | <b>Utilities:</b> | -      |
| <b>Features:</b>   | No Animal Home, No Smoking Home, Open Floorplan, Pantry |                   |        |
| <b>Inclusions:</b> | N/A                                                     |                   |        |

Welcome to Argyle & Urban Living at Its Finest! This nearly new, 1 bed, 1 bath condo is move-in ready and perfectly located for students, professionals, or investors. Situated just steps from the University of Calgary, this bright and modern unit offers an open-concept layout with sleek finishes, in-suite laundry, and large windows for plenty of natural light. The building features 30,000 sq ft of retail space right at your doorstep, with cafes, shops, movie theatre ,grocery stores and services for ultimate convenience. Just minutes from Market Mall, grocery stores, restaurants, and transit. A prime opportunity in a vibrant, walkable community, pet friendly & don't miss out!