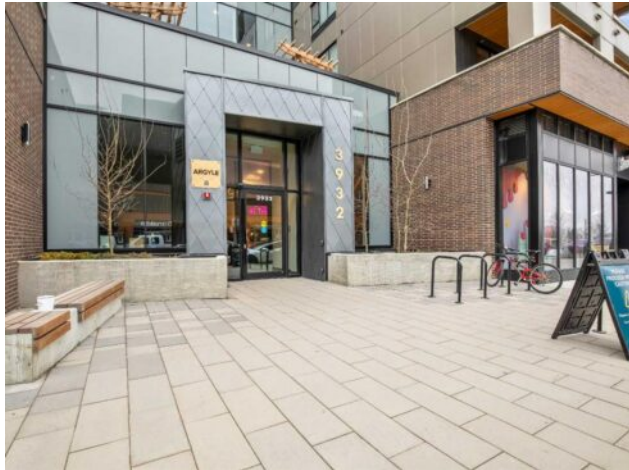


507, 3932 University Avenue NW
Calgary, Alberta

MLS # A2303069



\$295,000

Division:	University District		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Loft/Bachelor/Studio		
Size:	414 sq.ft.	Age:	2024 (2 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 245
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: N/A

Discover vibrant living in the sought-after University District, where contemporary design, exceptional amenities, and unmatched convenience come together to create an outstanding place to call home! This beautifully appointed, move-in ready condo offers the perfect blend of style, comfort, and functionality. Thoughtfully designed with everyday living and effortless entertaining in mind, the home features 9-foot ceilings, luxury vinyl plank flooring, quartz countertops, contemporary grey shaker-style cabinetry with soft-close drawers, modern roller blinds, air conditioning, a spacious in-suite laundry room, a tiled heated underground parking stall, and a dedicated storage locker. The chef-inspired kitchen is both elegant and practical, showcasing upgraded stainless steel appliances, abundant cabinetry, generous counter space, and a large island with seating—ideal for casual meals or gathering with family and friends. The open-concept layout flows seamlessly into the bright living area, creating an inviting space perfect for relaxing or entertaining. Step outside to your private, south-facing covered patio, complete with a natural gas BBQ hookup, a beautiful wood privacy wall, and frosted glass accents for added seclusion. Whether you're enjoying your morning coffee or hosting summer gatherings, this outdoor retreat is designed for year-round enjoyment. A well-appointed four-piece bathroom (includes upgraded tub) and the convenience of in-suite laundry further enhance the home's comfort and practicality. Residents of The Argyle enjoy an exceptional collection of amenities, including a fully equipped fitness centre, owners' lounge, meeting rooms, an outdoor terrace, community garden, and beautifully landscaped common areas with picnic tables and BBQs. Perfectly located just steps from the University of Calgary, Market Mall, Alberta

Children's Hospital, and Foothills Medical Centre, this prime location is ideal for students, healthcare professionals, investors, and anyone seeking a walkable urban lifestyle. Enjoy easy access to an incredible selection of restaurants, caf  s, boutique shopping, grocery stores, entertainment, and Cineplex  all just moments from your front door! Whether you're a first-time buyer, an investor, or looking to downsize without compromising on quality or convenience, this exceptional home presents an outstanding opportunity to own in one of Calgary's most desirable communities. Don't miss your chance to call this beautiful condo home  schedule your private showing today!