

623, 3932 University Avenue NW
Calgary, Alberta

MLS # A2337002



\$349,900

Division:	University District		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	502 sq.ft.	Age:	2024 (2 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 302
Basement:	-	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	High Ceilings, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: None

TOP-FLOOR 1-BEDROOM CONDO WITH 10-FT CEILINGS, SUNNY SOUTH-FACING BALCONY & SECURED UNDERGROUND PARKING IN UNIVERSITY DISTRICT! Bright and spacious, this top-floor unit in The Argyle offers 10-ft ceilings, South-facing exposure, vinyl plank flooring throughout, and no carpet. The open-concept living area features large windows and plenty of natural light. The modern kitchen is finished with quartz countertops, tile backsplash, stainless steel appliances, a refrigerator with water and ice dispenser, and ample cabinetry and pantry storage. The oversized South-facing balcony extends the living space outdoors with a gas line for BBQs and plenty of room for seating or entertaining. The spacious bedroom features a large South-facing window and generous walk-in closet. The 4-pc bathroom includes quartz countertops, tiled backsplash, and a glass-enclosed walk-in shower. A dedicated laundry room with stacked washer/dryer provides additional storage. Secured underground parking and a storage locker are also included. The Argyle building, designed for a 5-star experience, consists of an elegant lobby, a fitness room, an outdoor patio, a community garden area, an owner's lounge with a kitchen, secure bike storage, a meeting room, and a parcel storage room. The University District offers prime shopping and dining options, parks, ponds, and easy commuting via Crowchild Trail and other major routes. Whether you're a student, a professional, or just seeking a vibrant urban lifestyle, this unit has it all. Contact us today to schedule your private viewing! *Some photos have used AI for virtual staging*