

# \$299,000 - 424, 3932 University Avenue Nw, Calgary

MLS® #A2266774

**\$299,000**

1 Bedroom, 1.00 Bathroom, 495 sqft

Residential on 0.00 Acres

University District, Calgary, Alberta

Looking for a smart investment or the perfect spot to call home? Check out this 1-bed, 1-bath condo in the brand-new Argyle building, right in the heart of University District. It's vacant, move-in ready, and just an 8-minute walk to U of C—talk about convenience.

Inside, you'll love the 9' ceilings, luxury vinyl plank floors, quartz counters, and modern shaker-style cabinets with soft-close drawers. The unit comes with a spacious laundry room, roller shades, sleek LED lighting, and even rough-in for A/C. Step outside to your big balcony with a gas line for BBQs—perfect for summer nights and a storage locker included.

The building itself is loaded with extras: a gym, owners' lounge, meeting space, outdoor terrace, and even a community garden. And you're literally steps away from Retail Main Street, Central Commons Park, and more than 50 shops and restaurants—think Village Ice Cream, Shoppers, OEB, Cineplex, Save-On, and more.

Whether you're an investor or just want to be close to Foothills Hospital, Children's Hospital, Market Mall, Downtown, or the University, this spot checks all the boxes. Opportunities like this in such a vibrant, growing community don't come around often—don't miss it!



Built in 2024

Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2266774          |
| Price          | \$299,000         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 495               |
| Acres          | 0.00              |
| Year Built     | 2024              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

Community Information

|             |                                |
|-------------|--------------------------------|
| Address     | 424, 3932 University Avenue Nw |
| Subdivision | University District            |
| City        | Calgary                        |
| County      | Calgary                        |
| Province    | Alberta                        |
| Postal Code | T3B 6P6                        |

Amenities

|           |                             |
|-----------|-----------------------------|
| Amenities | Elevator(s), Fitness Center |
| Parking   | Off Street, None            |

Interior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | Open Floorplan, Quartz Counters                                                    |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked |
| Heating           | Baseboard                                                                          |
| Cooling           | Rough-In                                                                           |
| # of Stories      | 6                                                                                  |

Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Roof              | Asphalt Shingle |

Construction            Brick, Concrete, Wood Frame

**Additional Information**

Date Listed            October 24th, 2025  
Days on Market        1  
Zoning                  DC

**Listing Details**

Listing Office            Sixty6 Real Estate

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