



THE
A-TEAM

**RE/MAX
FIRST**

3932 UNIVERSITY Avenue #306, Calgary T3B 6P6

MLS® #: **A2124609**

Area: **University District**

Listing Date: **04/23/24**

List Price: **\$339,900**

Status: **Active**

County: **Calgary**

Change: **-\$15k, 15-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2024**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **488**
Low Sqft:
Ttl Sqft: **488**

DOM

26

Layout

Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Parking

Ttl Park: **0**
Garage Sz:

Access:

Lot Feat:

Park Feat: **None**

Utilities and Features

Roof: **Flat Torch Membrane**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony,BBQ gas line**

Construction: **Brick,Wood Frame**
Flooring: **Laminate**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Refrigerator,Washer,Window Coverings**
Int Feat: **Closet Organizers,Elevator,High Ceilings,Open Floorplan,Quartz Counters**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	18`1" x 25`11"	Bedroom	Main	31`6" x 36`5"
Dining Room	Main	13`1" x 44`3"	Kitchen	Main	18`4" x 44`3"
Living Room	Main	29`11" x 36`9"			

Legal/Tax/Financial

Condo Fee:
\$245

Title: **Leasehold**
Fee Freq:

Zoning: **DC**

Legal Desc:	2312292	Monthly	
			Remarks
Pub Rmks:			<p>Your new home awaits in the highly walkable, beautifully designed new UNIVERSITY DISTRICT in this modern 1-BED, 1-BATH condo! Tasteful finishings and an open-concept layout make this bright and contemporary condo incredibly desirable, complete with modern luxury laminate and tile flooring. The sleek modern kitchen features ceiling-height shaker style cabinetry with open display shelves, a full-wall built-in pantry, stainless steel appliances, and a timeless full-height white tile backsplash, complimented by clean and modern fixtures. Space for a 4-person dining table allows for entertaining and weeknight meals, with views into the bright living room. The living room enjoys lots of windows for natural light and a large balcony, perfect for morning coffee or a cozy afternoon reading spot, equipped with a gas BBQ line. The primary bedroom features an oversized window and a large walk-in closet for lots of storage. The main 3-pc bathroom features the same beautiful white tile backsplash as well as the modern shaker-style cabinetry from the kitchen, with a large walk-in shower with a sliding glass door and a full-height tile surround. No condo is complete without building features and amenities, and the newly built Argyle is no different! There's in-suite laundry/storage with a stacked washer/dryer, secure bike storage, an outdoor community garden space, a parcel storage room, and an owner's lounge area! The vibrant University District is also amenity-rich, with 30,000 sq ft of retail space at your doorstep! There are tons of shopping and restaurants, like COBS Bread, OEB Breakfast Co, Five Guys, Freshii, and Save-On Foods. Staples is across the street, and a Cineplex is even closer! Lots of fitness nearby, too, with a Lagree YYC Fitness Studio opening soon, a YYC Cycle Spin Studio and an Orangetheory Fitness for you to choose. And the commute? Couldn't be easier! If you work at the Alberta Children's Hospital you're an 11-min walk away; the University is only 8-min; Market Mall is a 15-min walk northwest; and getting Downtown is a short 13-min drive down Crowchild. Live, work, and play in this newly built, highly desirable and modern condo today! Book your private viewing before it's gone.</p>
Inclusions: Property Listed By:	n/a RE/MAX House of Real Estate		

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









