



THE
A-TEAM

**RE/MAX
FIRST**

3932 UNIVERSITY Avenue #320, Calgary T3B 6K3

MLS® #: **A2138341**

Area: **University District**

Listing Date: **06/08/24**

List Price: **\$335,000**

Status: **Active**

County: **Calgary**

Change: **-\$7k, 05-Sep**

Association: **Fort McMurray**



General Information

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

Finished Floor Area
Abv Sqft: **504**
Low Sqft:
Ttl Sqft: **504**

DOM

100
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **High-Rise (5+)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **0**
Garage Sz:

Access:
Lot Feat:
Park Feat: **None**

Utilities and Features

Roof:
Heating: **Baseboard,Boiler**
Sewer:
Ext Feat: **Balcony,BBQ gas line**

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
Int Feat: **Closet Organizers,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Storage,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main	7`11" x 5`8"	Bedroom	Main	11`3" x 9`9"
Kitchen	Main	13`4" x 10`1"	Living Room	Main	11`5" x 10`1"

Legal/Tax/Financial

Condo Fee: **\$245**
Title: **Leasehold**
Fee Freq: **Monthly**

Zoning: **DC**

Legal Desc: 2312292

Remarks

Pub Rmks: **Experience the pinnacle of urban living in Calgary's lively University District! This chic 1-bedroom, 1-bathroom condo offers a blend of comfort and modern convenience, perfect for students. Located in a vibrant and youthful neighbourhood, the unit features a sleek open-concept layout that seamlessly merges the kitchen, dining, and living areas. The kitchen is equipped with floor-to-ceiling cabinets, stainless steel appliances, and ample storage, marrying both functionality and style. Enjoy the convenience of in-suite laundry with extra storage, and a bright 3-piece bathroom. The Argyle building is designed for a walkable lifestyle, ensuring you can easily access everything you need. The prime location is ideal for students, first-time homebuyers, medical professionals, and investors, being close to the University of Calgary, Alberta Children's Hospital, and Foothills Hospital. You'll love the abundance of amenities just steps away, including a cineplex, skating rink, trendy restaurants, bars, and shops. Plus, having a Shoppers Drug Mart, dental office, and floral boutique on the main floor makes everyday living incredibly convenient. Embrace the best of modern urban living in this beautifully designed condo in Calgary's University District. Schedule your showing today!**

Inclusions: **N/A**
Property Listed By: **RE/MAX Real Estate (Central)**

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