

3932 UNIVERSITY Avenue #502, Calgary T3B 6N8

MLS® #: **A2164074** Area: **University District** Listing Date: **09/09/24** List Price: **\$480,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat:
 Park Feat: **Underground**

Finished Floor Area

Abv Sqft: **642**
 Low Sqft:
 Ttl Sqft: **642**

DOM

10
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,BBQ gas line,Storage**

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer**
 Int Feat: **Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	6`0" x 4`0"	4pc Bathroom	Main	9`9" x 4`11"
Kitchen	Main	13`11" x 4`11"	Dining Room	Main	9`1" x 6`0"
Living Room	Main	11`8" x 11`3"	Laundry	Main	5`2" x 5`1"
Bedroom	Main	9`10" x 8`6"	Bedroom - Primary	Main	11`3" x 10`0"
Balcony	Main	8`4" x 8`2"			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$282

Leasehold
Fee Freq:
Monthly

DC

Legal Desc: **2312292**

Remarks

Pub Rmks: **Welcome to the prestigious ARGYLE development by Homes by Avi, ideally located for those who crave convenience and community. Nestled in the heart of the University District, this prime location places you between the Children's Hospital and the University of Calgary, with downtown just minutes away. Enjoy unmatched access to top-tier amenities, including grocery stores, restaurants, fitness centers, a cinema, and the beautifully designed Central Commons Park, with even more exciting projects underway. This modern building offers sophisticated finishes, low-maintenance living, and smartly designed retail spaces featuring an integrated green roof. Residents are treated to a range of amenities, including secure underground heated parking, bicycle storage, a health and fitness area, outdoor patios, gathering spaces, and lush garden areas. Inside, enjoy conveniences like a meeting room, secure parcel storage, an owners' lounge, and an event-ready kitchen. This 5th-floor 2-bedroom, 1-bathroom unit features a well-designed floor plan that maximizes both space and functionality. With two AC units—one in the living area and another in the primary bedroom—you'll stay cool and comfortable year-round. Plus, the sellers are offering the option to include all or some of the furniture at no additional cost.**

Inclusions: **AC unit**
Property Listed By: **Century 21 Bravo Realty**

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









