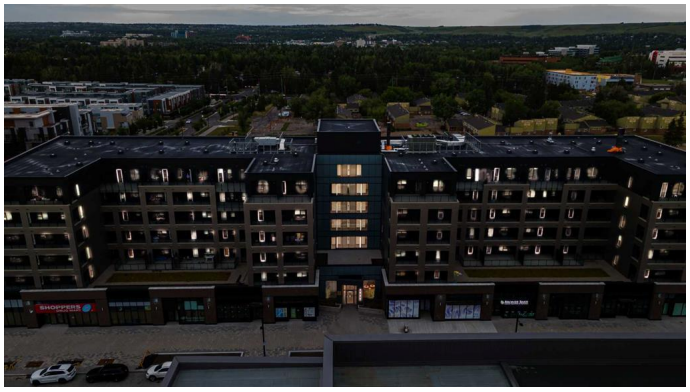
$319,000 - 424, 3932 University Avenue Nw, Calgary

MLS® #A2255803

$319,000
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. Itâ€™s vacant, move-in ready, and just an 8-minute walk to U of Câ€”talk about convenience.

Inside, youâ€™ll love the 9â€™ 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 BBQsâ€”perfect for summer nights and a storage locker included.

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

Whether youâ€™re an investor or just want to be close to Foothills Hospital, Childrenâ€™s Hospital, Market Mall, Downtown, or the University, this spot checks all the boxes. Opportunities like this in such a vibrant, growing community donâ€™t come around oftenâ€”donâ€™t miss it!

Built in 2024

Essential Information

MLS® #	A2255803
Price	$319,000
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	None, Off Street

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	September 11th, 2025
Days on Market	12
Zoning	DC

Listing Details

Listing Office	Sixty6 Real Estate

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