

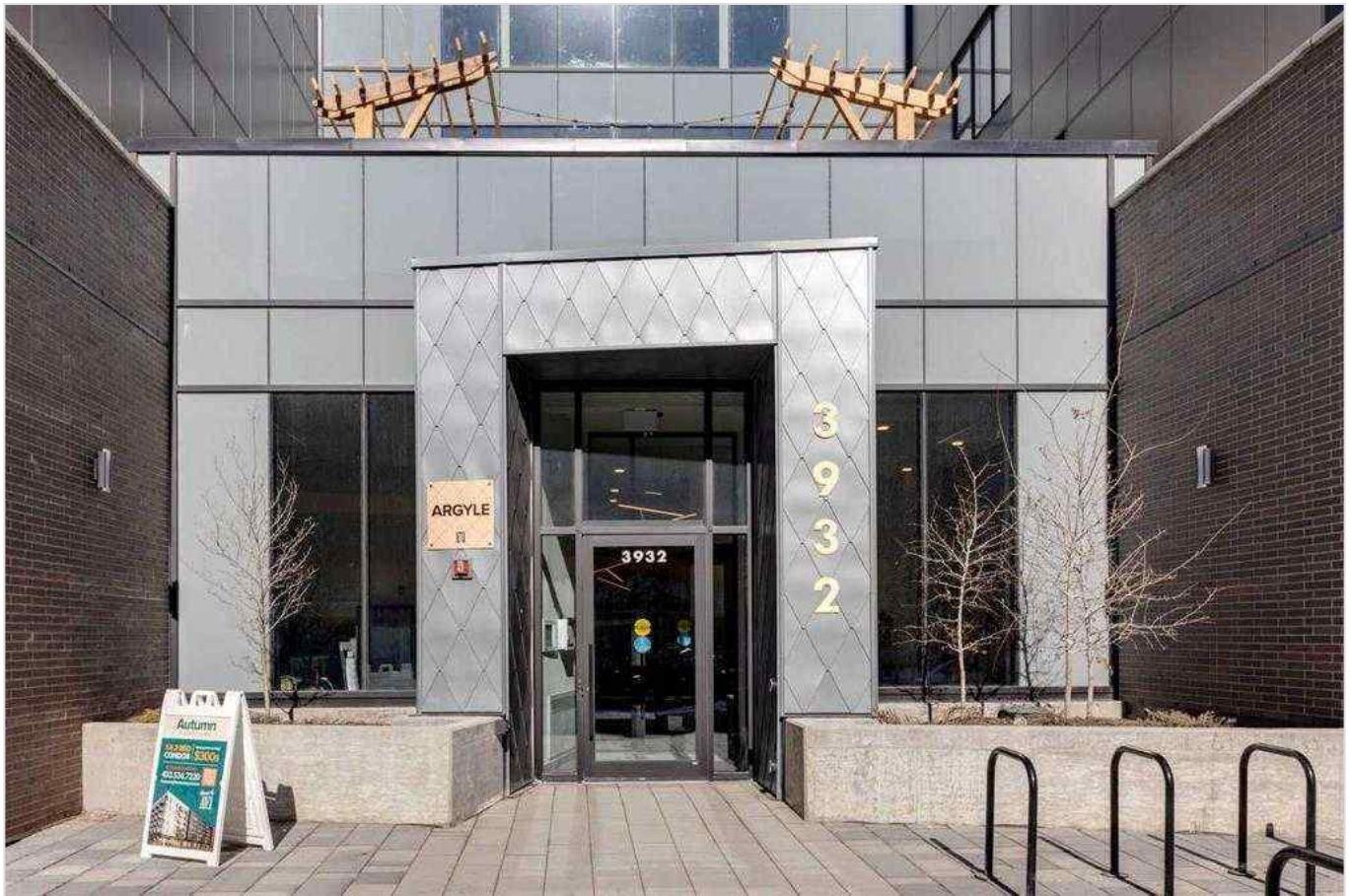


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**506, 3932 University Avenue NW, Calgary, Alberta - \$349,000**



Main Photo

## Property Description

This 1-bed, 1-bath condo in the sought-after University District's new Argyle building is a prime investment, currently vacant and move-in ready! With nearly 30,000 sqft of retail at your doorstep and just an 8-minute walk to the University of Calgary, the location is unbeatable. The unit features 9' ceilings, luxury vinyl plank flooring, quartz countertops, shaker-style cabinetry, soft-close drawers, LED lighting, roller shade window coverings, and a spacious in-unit laundry room. Enjoy a large balcony with a BBQ gas line, titled underground parking, an assigned storage locker, and roughed-in cooling. Argyle offers premium amenities, including a gym, owners' lounge, meeting room, terrace, and community garden. Steps from Retail Main Street, Central Commons Park, and over 50 retailers like Shoppers, Cobs Bread,



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Village Ice Cream, Cineplex, Save-On-Foods, and OEB Breakfast, this vibrant community is perfect for investors or buyers looking to be close to the Foothills Hospital, Children's Hospital & the University of Calgary! With easy access to major roads, Downtown, Market Mall, and countless other amenities, this is a rare opportunity in a thriving location.

## REALTOR Referral

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