

\$299,000 - 424, 3932 University Avenue Nw, Calgary

MLS® #A2266774

\$299,000

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. It's vacant, move-in ready, and just an 8-minute walk to U of C—talk about convenience.

Inside, you'll love the 9' 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 BBQs—perfect for summer nights and a storage locker included.

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

Whether you're an investor or just want to be close to Foothills Hospital, Children's Hospital, Market Mall, Downtown, or the University, this spot checks all the boxes. Opportunities like this in such a vibrant, growing community don't come around often—don't miss it!



Built in 2024

Essential Information

MLS® #	A2266774
Price	\$299,000
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	Off Street, None

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 October 24th, 2025

Days on Market 7

Zoning DC

Listing Details

Listing Office Sixty6 Real Estate

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.