



**GRASSROOTS**  
REALTY GROUP

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424, 3932 University Avenue NW  
Calgary, Alberta

MLS # A2266774



**\$299,000**

|           |                                    |        |                  |
|-----------|------------------------------------|--------|------------------|
| Division: | University District                |        |                  |
| Type:     | Residential/High Rise (5+ stories) |        |                  |
| Style:    | Apartment-Single Level Unit        |        |                  |
| Size:     | 495 sq.ft.                         | Age:   | 2024 (1 yrs old) |
| Beds:     | 1                                  | Baths: | 1                |
| Garage:   | None, Off Street                   |        |                  |
| Lot Size: | -                                  |        |                  |
| Lot Feat: | -                                  |        |                  |

|             |                                 |            |        |
|-------------|---------------------------------|------------|--------|
| Heating:    | Baseboard                       | Water:     | -      |
| Floors:     | Vinyl Plank                     | Sewer:     | -      |
| Roof:       | Asphalt Shingle                 | Condo Fee: | \$ 278 |
| Basement:   | -                               | LLD:       | -      |
| Exterior:   | Brick, Concrete, Wood Frame     | Zoning:    | DC     |
| Foundation: | -                               | Utilities: | -      |
| Features:   | Open Floorplan, Quartz Counters |            |        |

|             |     |
|-------------|-----|
| Inclusions: | N/A |
|-------------|-----|

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!