# 226 3932 University Avenue NW

Calgary | Active | MLS® A2358022

**$315,000**












| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| 1 | 1 | 2024 | 503 sq. ft. |

## Your next move starts with a conversation.

**403-830-5152 | tiwana@maltiwana.ca**

Listed by eXp Realty

# A closer look

Discover a fantastic opportunity to own or invest in this 1-bedroom, 1-bathroom condo located at Argyle in the heart of the University District. Just an 8-minute walk to the University of Calgary, this home offers unbeatable convenience and lifestyle appeal.

The unit features 9’ ceilings, luxury vinyl plank flooring, quartz countertops, and contemporary shaker-style cabinetry with soft-close drawers. Additional highlights include a generous laundry room, roller window shades, modern LED lighting, and air-conditioning rough-in. Step onto the large balcony equipped with a gas line for BBQs, ideal for entertaining.

Residents enjoy premium building amenities such as a fitness center, owners’ lounge, meeting room, outdoor terrace, and community garden. Located steps from Retail Main Street, Central Commons Park, and over 30 shops and restaurants, including Village Ice Cream, Shoppers Drug Mart, OEB, Cineplex, and Save-On-Foods. With close proximity to Foothills Hospital, Alberta Children’s Hospital, Market Mall, Downtown, and the University, this is a rare opportunity in a vibrant and growing community.

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2358022 |
| **Bedrooms** | 1 |
| **Bathrooms** | 1 |
| **Year Built** | 2024 |
| **Property Type:** | Residential |
| **Property Sub Type:** | Apartment |
| **Condo Type:** | Conventional Condo |
| **Transaction Type:** | For Sale |
| **Suite:** | No |
| **Num Legal Suites:** | 0 |
| **Num Illegal Suites:** | 0 |
| **Home Style:** | Apartment-Single Level Unit |

| | |
|---|---|
| **Total Living Area:** | 503 sq. ft. |
| **Condo Fee:** | $289.98 |
| **Condo Fee Includes:** | Common Area Maintenance, Heat, Reserve Fund Contributions, Snow Removal, Trash, Water |
| **Front Exposure:** | North |
| **Unit Exposure:** | North |
| **Floor Location:** | Other |
| **Entry Level:** | 2 |
| **Stories Total:** | 6 |
| **Levels:** | Single Level Unit |
| **End Unit:** | 2+ Common Walls |
| **Total Rooms Above Grade:** | 3 |
| **Year built:** | 2024 (Age: 2) |
| **Bedrooms:** | 1 (Above Grd: 1) |
| **Bedrooms Above Grade:** | 1 |
| **Bedrooms On Main:** | 1 |
| **Bedrooms Below Grade:** | 0 |
| **Bathrooms:** | 1.0 (Full:1, Half:0) |
| **Num Ensuite Baths:** | 0 |
| **Plan:** | 2312292 |
| **Heating:** | Baseboard |
| **New Constr.:** | No |
| **Construction Material:** | Brick, Concrete, Metal Frame, Wood Frame |
| **Structure Type:** | High Rise (5+ stories) |
| **Roof:** | Other |
| **Ensuite:** | No |

| | |
|---|---|
| **Flooring:** | Vinyl |
| **Cooling:** | Central Air |
| **Fireplaces:** | 0 |
| **Garage:** | No |
| **Parking:** | None |
| **Parking Places:** | 0 |
| **Parking Total/Covered:** | 0 / - |
| **Laundry Features:** | In Unit |
| **Condo Fee Frequency:** | Monthly |
| **City Quadrant:** | Northwest |
| **Condo Name:** | Z-name Not Listed |
| **Community:** | University District |
| **Amenities:** | Elevator(s), Fitness Center, Parking, Party Room, Snow Removal, Storage |
| **Appliances:** | Dishwasher, Electric Stove, Microwave, Washer/Dryer Stacked |
| **Inclusions:** | N/A |
| **Restrictions:** | Board Approval |
| **Pets Allowed:** | Restrictions |
| **Main Floor** | Living/Dining Room Combination · 11'4" × 10'2" · |
| **Main Floor** | Kitchen · 13'2" × 9'7" · |
| **Main Floor** | Laundry · 7'1" × 3'9" · |
| **Main Floor** | Bedroom - Primary · 11'1" × 9'6" · |
| **Main Floor** | Walk-In Closet · 5'3" × 4'11" · |
| **Main Floor** | Balcony · 20'8" × 6'4" · |
| **Title to Land:** | Leasehold |
| **Community Features:** | Schools Nearby, Shopping Nearby, Sidewalks, Walking/Bike Paths |
| **Interior Features:** | Elevator, Open Floorplan |

| | |
|---|---|
| **Exterior Features:** | Balcony, BBQ gas line |
| **Patio And Porch Features:** | Balcony(s) |
| **Num. of Parcels:** | 0 |
| **Fencing:** | None |
| **Region:** | Calgary |
| **Zone:** | CAL Zone NW |
| **Zoning:** | DC |
| **Listed Date:** | Nov 12, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/226-3932-university-avenue-nw-calgary-a2358022/

### Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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