# 322 3932 University Avenue NW

Calgary | Active | MLS® A2353761

**$314,900**









| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **1** | **1** | **2024** | **501.6 sq. ft.** |

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

Listed by Power Properties

# A closer look

EXCELLENT INVESTMENT OPPORTUNITY IN UNIVERSITY DISTRICT! Discover contemporary urban living in the highly sought-after Argyle condominium development, ideally located in one of Calgary's most vibrant and desirable communities. This stylish 1 bedroom, 1 bathroom condo offers an attractive opportunity for investors, with a tenant already in place, making it an appealing addition to any real estate portfolio. Thoughtfully designed with modern finishes and a functional open-concept floor plan, this residence features impressive 9-foot ceilings, luxury vinyl plank flooring, contemporary lighting, and large windows that create a bright and welcoming atmosphere. The beautifully appointed kitchen is the heart of the home, showcasing elegant quartz countertops, modern shaker-style cabinetry, soft-close drawers, and plenty of space for preparing meals and entertaining. The adjoining living area offers a comfortable setting to relax and unwind, with direct access to a generously sized private balcony complete with a gas line for your BBQ. The spacious bedroom, full 3 piece bathroom, and convenient in-suite laundry room complete this well-designed living space. Additional highlights include roller window shades, and a separate storage locker. Residents enjoy access to a fantastic selection of building amenities, including a fully equipped fitness centre, owners' lounge, meeting room, outdoor terrace, and community garden. LOCATION is one of the biggest selling features of this property! Situated within walking distance of the University of Calgary and just steps from the bustling University District Retail Main Street, you'll find an incredible selection of shops, restaurants, cafes, and everyday conveniences right outside your door. Enjoy nearby Central Commons Park, Save-On-Foods, Cineplex, OEB, Village Ice Cream, Shoppers Drug Mart, and much more. Foothills Medical Centre, Alberta Children's Hospital, Market Mall, and major transportation routes are all conveniently accessible, making this an ideal location for those who appreciate the convenience of urban living. With an existing tenant in place and a location that offers exceptional accessibility to major employment centres, educational institutions, and amenities, this property presents an exciting opportunity for investors looking to secure real estate in Calgary's thriving University District. Don't miss your chance to own in this outstanding community!

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2353761 |
| **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:** | 501.6 sq. ft. |
| **Condo Fee:** | $277.00 |
| **Condo Fee Includes:** | Amenities of HOA/Condo |
| **Front Exposure:** | South |
| **Unit Exposure:** | South |
| **Floor Location:** | Other |
| **Entry Level:** | 3 |
| **Stories Total:** | 6 |
| **Levels:** | Single Level Unit |
| **End Unit:** | 2+ Common Walls |
| **Total Rooms Above Grade:** | 4 |
| **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:** | Concrete |

| | |
|---|---|
| **Structure Type:** | High Rise (5+ stories) |
| **Ensuite:** | No |
| **Flooring:** | Vinyl Plank |
| **Cooling:** | None |
| **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, Party Room |
| **Appliances:** | Dishwasher, Refrigerator, Stove(s), Washer/Dryer |
| **Inclusions:** | n/a |
| **Restrictions:** | Board Approval |
| **Pets Allowed:** | Restrictions, Yes |
| **Main Floor** | Laundry · 7' × 3'9" · |
| **Main Floor** | Balcony · 20'11" × 6'5" · |
| **Main Floor** | Walk-In Closet · 5'4" × 4'11" · |
| **Main Floor** | Bedroom - Primary · 11'2" × 9'8" · |
| **Main Floor** | Entrance · 5'11" × 3'11" · |
| **Main Floor** | Kitchen · 13'5" × 5'8" · |
| **Main Floor** | Dining Room · 8'1" × 5'3" · |

| | |
|---|---|
| **Main Floor** | Living Room · 11'4" × 10'1" · |
| **Title to Land:** | Leasehold |
| **Community Features:** | Park, Playground, Shopping Nearby, Sidewalks, Street Lights |
| **Interior Features:** | High Ceilings, Open Floorplan, Quartz Counters |
| **Exterior Features:** | Balcony |
| **Patio And Porch Features:** | Balcony(s) |
| **Num. of Parcels:** | 0 |
| **Region:** | Calgary |
| **Zone:** | CAL Zone NW |
| **Zoning:** | DC |
| **Listed Date:** | Oct 20, 2026 |

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

https://www.maltiwana.ca/properties/322-3932-university-avenue-nw-calgary-a2353761/

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

Data was last updated November 23, 2026 at 04:05 PM (UTC)

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