528 3932 University Avenue NW

Calgary | Active | MLS® A2352242

$314,900









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**2024**	**502 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Power Properties

A closer look

INVESTOR ALERT! Welcome to Argyle, a modern condominium development ideally situated in Calgary's highly desirable University District. This beautifully appointed 1 bedroom, 1 bathroom condo presents an excellent opportunity for investors looking to add to their real estate portfolio, with an existing tenant already in place. Offering a functional and thoughtfully designed floor plan, this contemporary residence features 9 foot ceilings, luxury vinyl plank flooring, modern LED lighting, and large windows that allow for an abundance of natural light. The stylish kitchen is sure to impress with quartz countertops, contemporary shaker-style cabinetry, soft-close drawers, and ample counter and storage space, making it both practical and inviting. The comfortable living area provides direct access to a spacious private balcony complete with a gas line for your BBQ, perfect for enjoying Calgary's warmer months. The generously sized bedroom, full bathroom, and convenient in-suite laundry room complete the interior living space. Additional features include roller window shades, and a separate storage locker. Residents of Argyle enjoy an impressive selection of amenities, including a fitness centre, owners' lounge, meeting room, outdoor terrace, and community garden. One of the most attractive features of this property is its exceptional location! Situated just a short walk from the University of Calgary, this vibrant and pedestrian friendly community offers an incredible selection of restaurants, coffee shops, grocery stores, and everyday conveniences. Enjoy being steps from University District's Retail Main Street, Central Commons Park, Save-On-Foods, Cineplex, OEB, Village Ice Cream, Shoppers Drug Mart, and numerous other amenities. With Foothills Medical Centre, Alberta Children's Hospital, Market Mall, and major transportation routes all conveniently nearby, this location offers exceptional accessibility and lifestyle appeal. Whether you're looking to expand your investment portfolio or secure a property in one of Calgary's most exciting urban communities, this tenant occupied condo offers an attractive combination of modern living, location, and investment potential. Don't miss this fantastic opportunity to own in University District!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2352242
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:	502 sq. ft.
Condo Fee:	$277.00
Condo Fee Includes:	Amenities of HOA/Condo
Front Exposure:	North
Unit Exposure:	North
Floor Location:	Other
Entry Level:	5
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
Main Floor	Laundry · 7'1" × 3'9" ·
Main Floor	Dining Room · 8'1" × 5'7" ·
Main Floor	Kitchen · 13'9" × 5'8" ·
Main Floor	Entrance · 5'11" × 4' ·
Main Floor	Living Room · 11'5" × 10'1" ·
Main Floor	Walk-In Closet · 5'5" × 4'11" ·
Main Floor	Balcony · 21' × 6'5" ·
Main Floor	Bedroom - Primary · 11'2" × 9'9" ·

Title to Land:	Leasehold
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, 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/528-3932-university-avenue-nw-calgary-a2352242/

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

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