

\$679,900 - 305, 4138 University Avenue Nw, Calgary

MLS® #A2185130

\$679,900

2 Bedroom, 2.00 Bathroom, 1,059 sqft
Residential on 0.00 Acres

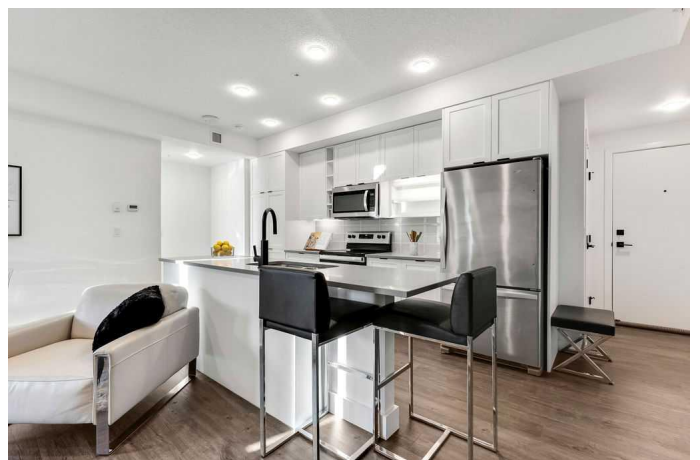
University District, Calgary, Alberta

Former show suite in the stylish August building. This 2 bedroom, 2 full bathroom, plus den suite is a lovely open plan overlooking University Avenue. Features include 9ft ceilings, upgraded luxury vinyl plank flooring, full-height cabinets, stainless steel appliances, quartz countertops, full-height backsplash, triple pane windows, and one of the largest balconies. This former show suite is equipped with 3 A/C units, 1 in each of the bedrooms and the third in the living room. Two Titled side-by-side parking stalls are included, along with a storage unit and bike storage. All are located in the heated underground parkade. The centrally located August building is ultra-convenient with restaurants, theaters, coffee shops, and groceries all easily walkable out your front door. Enjoy the amenities the building has to offer which include a 700 square foot lounge with kitchen located off the main lobby, car wash bay in the parade, a 4200 sqft rooftop patio with bench seating, planters and gas fireplace. Book your private showing today.

Built in 2020

Essential Information

MLS® #	A2185130
Price	\$679,900
Bedrooms	2
Bathrooms	2.00



Full Baths	2
Square Footage	1,059
Acres	0.00
Year Built	2020
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

Community Information

Address	305, 4138 University Avenue Nw
Subdivision	University District
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L 2K7

Amenities

Amenities	Bicycle Storage, Car Wash, Elevator(s), Roof Deck, Recreation Room, Secured Parking, Storage, Visitor Parking
Parking Spaces	2
Parking	Heated Garage, Side By Side, Secured, Stall, Titled, Underground
# of Garages	2

Interior

Interior Features	Closet Organizers, Double Vanity, Vinyl Windows, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Quartz Counters, Storage
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Baseboard, Hot Water, Natural Gas
Cooling	Sep. HVAC Units
# of Stories	6
Basement	None

Exterior

Exterior Features	Balcony, BBQ gas line
Roof	Tar/Gravel
Construction	Brick, Composite Siding, Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	January 3rd, 2025
Days on Market	94
Zoning	DC

Listing Details

Listing Office	CIR Realty
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