# \$629,000 - 305, 4138 University Avenue Nw, Calgary

MLS® #A2227612

### \$629,000

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, furniture is included. This 2-bedroom. 2-full bathroom, plus den/3rd bedroom suite is a lovely, open-plan overlooking University Avenue. Features include 2-titled underground parking stalls, 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, 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® # A2227612 Price \$629,000

Bedrooms 2 Bathrooms 2.00 Full Baths 2

Square Footage 1,059 Acres 0.00

Year Built 2020

Type Residential Sub-Type Apartment

Style Single Level Unit

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 Car Wash, Elevator(s), Party Room, Recreation Room, Secured Parking,

Storage, Trash, Visitor Parking

Parking Spaces 2

Parking Titled, Underground

# of Garages 2

#### Interior

Interior Features Kitchen Island, Quartz Counters, See Remarks, Storage, Elevator

Appliances Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Electric

Range

Heating Natural Gas, Baseboard

Cooling Sep. HVAC Units

# of Stories 6

Basement None

#### **Exterior**

Exterior Features Balcony, Barbecue

Roof Tar/Gravel

Construction Brick, Composite Siding, Concrete

Foundation Poured Concrete

#### **Additional Information**

Date Listed June 18th, 2025

Days on Market 137 Zoning DC

# **Listing Details**

Listing Office CIR Realty

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