

\$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

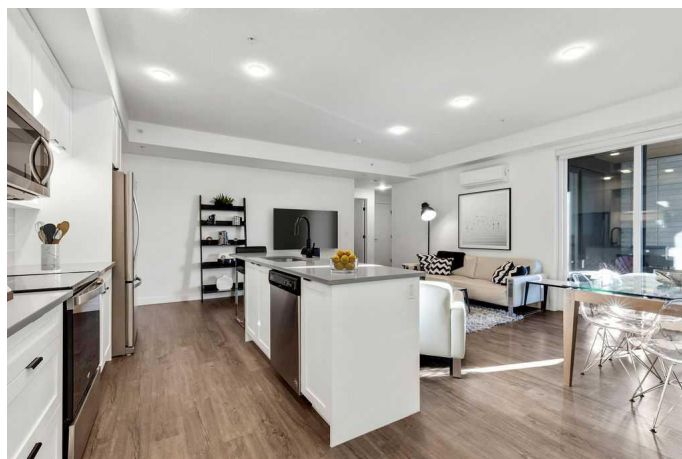
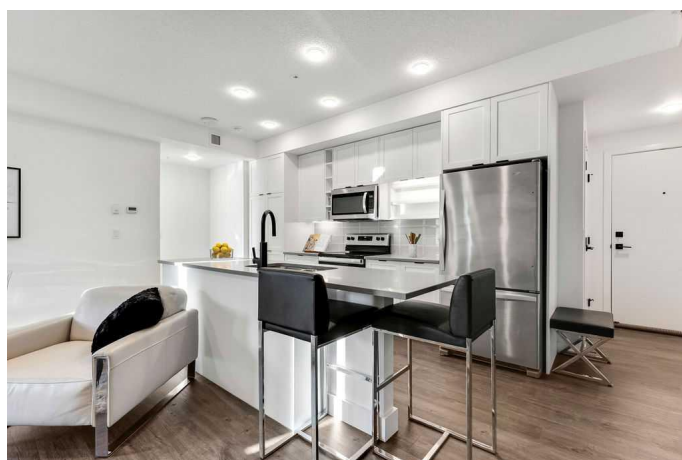
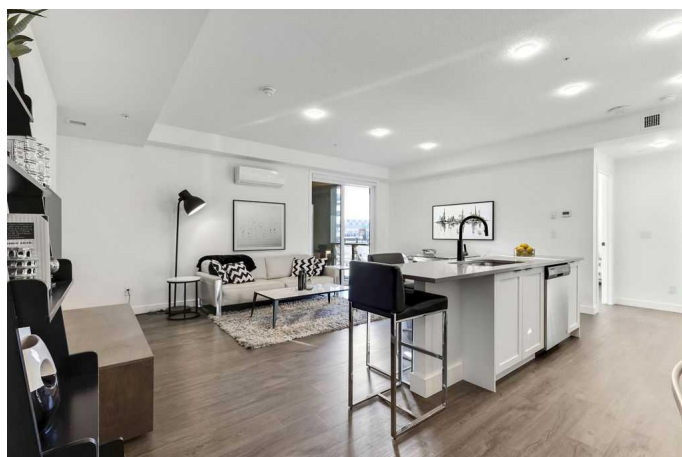
University District, Calgary, Alberta

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 | 116 |
| Zoning | DC |

Listing Details

| | |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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