

# \$649,000 - 305, 4138 University Avenue Nw, Calgary

MLS® #A2227612

**\$649,000**

2 Bedroom, 2.00 Bathroom, 1,059 sqft

Residential on 0.00 Acres

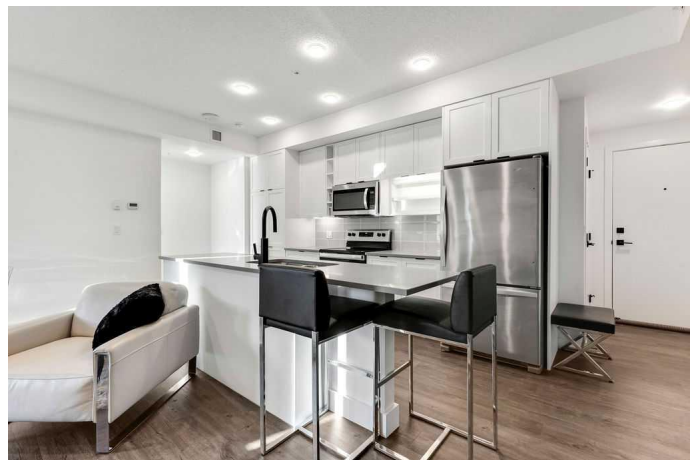
University District, Calgary, Alberta

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	\$649,000
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	Secured Parking, Trash, Visitor Parking, Car Wash, Elevator(s), Party Room, Recreation Room, Storage
Parking Spaces	2
Parking	Underground, Titled
# of Garages	2

### Interior

Interior Features	Kitchen Island, Quartz Counters, See Remarks, Elevator, Storage
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	Concrete, Brick, Composite Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	June 18th, 2025
Days on Market	69
Zoning	DC

### **Listing Details**

Listing Office	CIR Realty
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