

# \$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

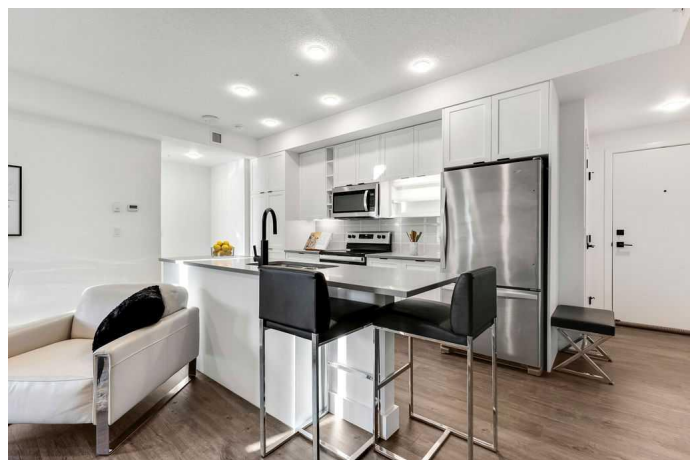
University District, Calgary, Alberta

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	91
Zoning	DC

## **Listing Details**

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

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.