

# \$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

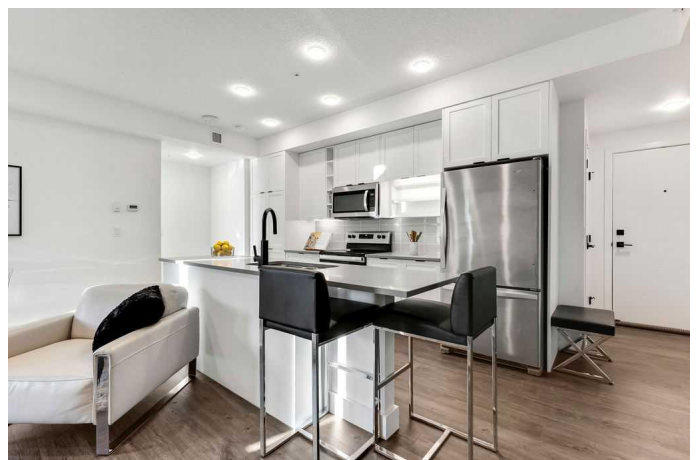
University District, Calgary, Alberta

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 | 90                |
| Zoning         | DC                |

## **Listing Details**

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

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