

# \$674,000 - 305, 4138 University Avenue Nw, Calgary

MLS® #A2227612

**\$674,000**

2 Bedroom, 2.00 Bathroom, 1,059 sqft

Residential on 0.00 Acres

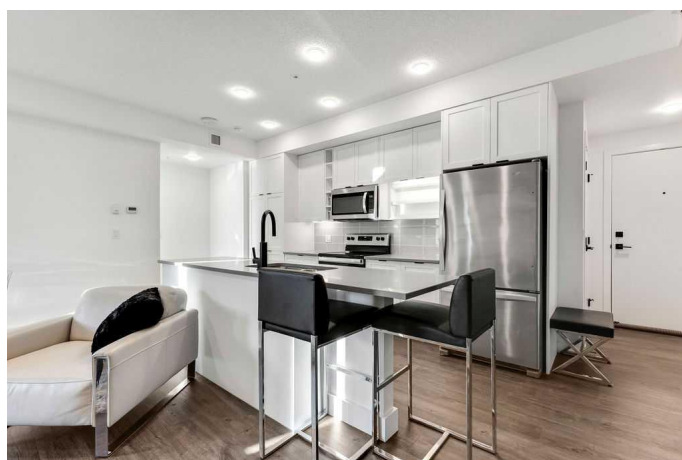
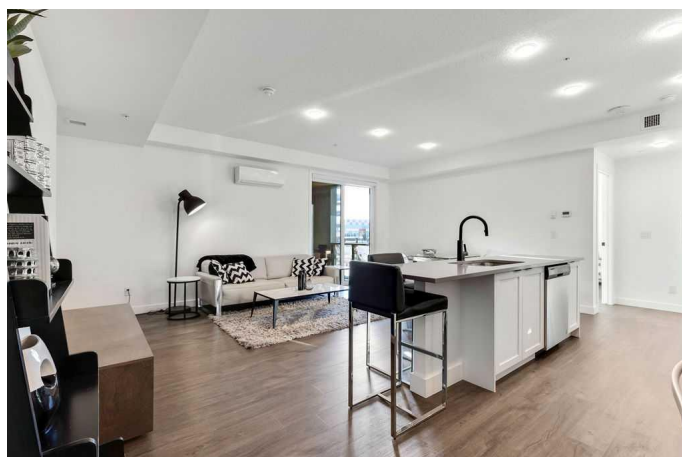
University District, Calgary, Alberta

Former show suite in the stylish August building. 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® #	A2227612
Price	\$674,000
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	Elevator(s), Secured Parking, Storage, Trash, Visitor Parking, Car Wash, Party Room, Recreation Room
Parking Spaces	2
Parking	Titled, Underground
# of Garages	2

### Interior

Interior Features	Kitchen Island, Quartz Counters, See Remarks, Storage, Elevator
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer
Heating	Baseboard, Natural Gas
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	8
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.