

# \$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, all furniture is negotiable. 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.

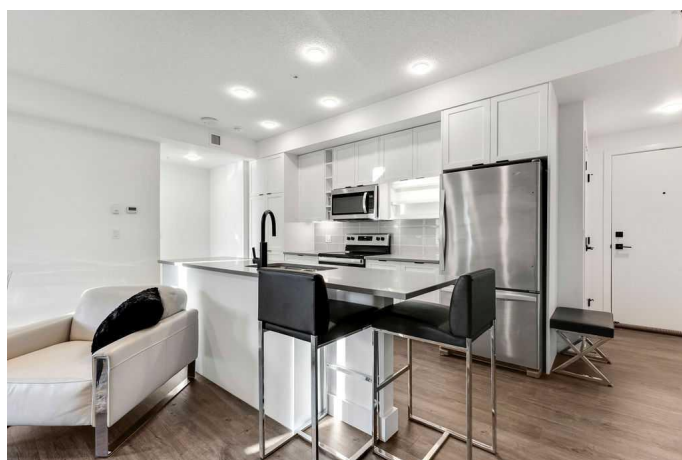
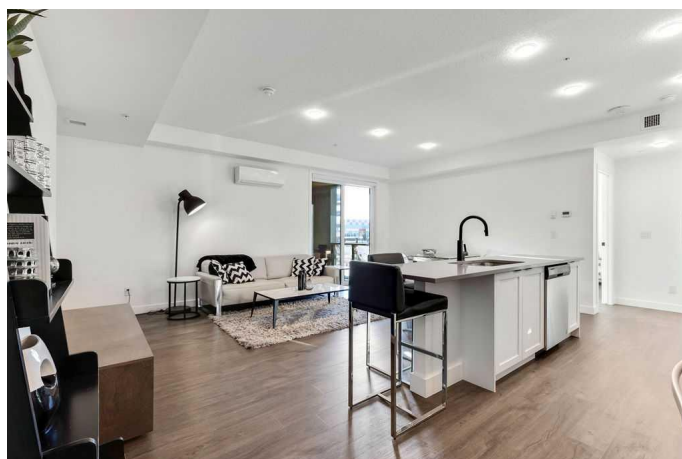
Built in 2020

## 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), Storage, Trash, Visitor Parking, Car Wash, Party Room, Recreation Room, Secured Parking
Parking Spaces	2
Parking	Underground, Titled
# of Garages	2

### Interior

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

**Additional Information**

Date Listed	June 18th, 2025
Days on Market	41
Zoning	DC

**Listing Details**

Listing Office	CIR Realty
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