

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

MLS® #A2227612

\$649,000

2 Bedroom, 2.00 Bathroom, 1,059 sqft

Single Family on 0.00 Acres

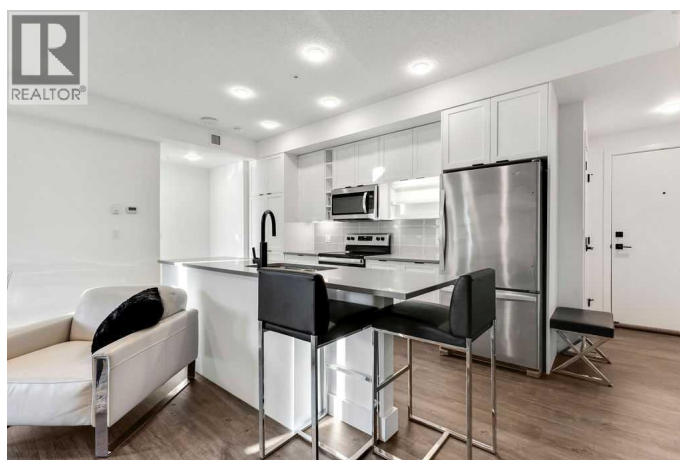
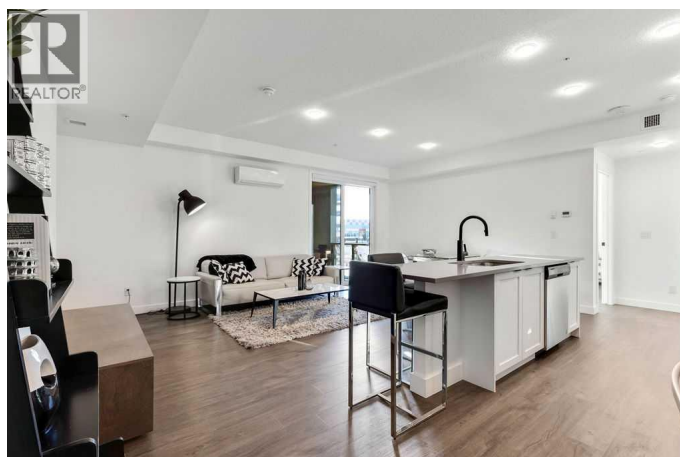
University District, Calgary, Alberta

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. (id:6289)

Built in 2020

Essential Information

Listing #	A2227612
Price	\$649,000
Bedrooms	2
Bathrooms	2.00



Square Footage	1,059
Acres	0.00
Year Built	2020
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	305, 4138 University Avenue Nw
Subdivision	University District
City	Calgary
Province	Alberta
Postal Code	T2L2K7

Amenities

Amenities	Park, Shopping, Car Wash, Party Room, Recreation Centre
Features	See remarks, Elevator, Parking
Parking Spaces	2
Parking	Underground

Interior

Appliances	Washer, Refrigerator, Range - Electric, Dishwasher, Dryer, Microwave Range Hood Combo
Heating	Natural gas Baseboard heaters
Cooling	See Remarks
# of Stories	6

Exterior

Exterior	Brick, Composite Siding, Concrete
Construction	Poured concrete
Foundation	Poured Concrete

Listing Details

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



The trademarks MLS®, Multiple Listing Service® 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. REALTOR®. Member of CREA and more.

Listing information last updated on October 13th, 2025 at 2:46am PDT