

\$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.

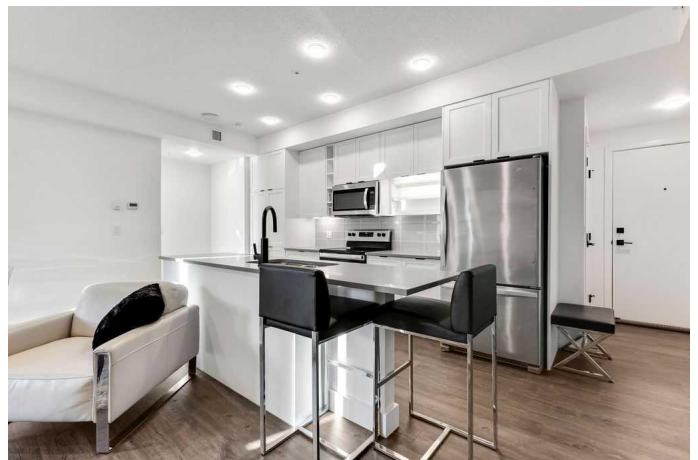
Built in 2020

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	46
Zoning	DC

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. 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. Used under license.