

\$384,900 - 215, 4138 University Avenue Nw, Calgary

MLS® #A2130784

\$384,900

1 Bedroom, 1.00 Bathroom, 501 sqft

Residential on 0.00 Acres

University District, Calgary, Alberta

Discover the vibrant essence of University District, where the master planned community offers a blend of convenience and sophistication. Nestled within this walkable urban center, you'll find an array of stylish amenities and a distinct character that sets it apart. Situated for optimal accessibility, you're just a stone's throw away from downtown, the University of Calgary, and the esteemed Foothills and Children's hospitals. At the heart of it all stands the August building, a gem boasting a central location amidst groceries, theaters, restaurants, and the newly inaugurated Alt Hotel. Thoughtfully crafted, this building encompasses all essential features and more. Step into the grand lobby, which unfolds into a welcoming communal space and an inviting party room. Convenience is key with onsite perks like a car wash and ample visitor parking. Positioned to capture breathtaking southern light, the unit itself boasts one of the largest balconies overlooking the bustling retail below. Inside, clean lines and contemporary finishes set the stage, with notable upgrades including a gas range, full-size washer and dryer, and a luxurious tiled walk-in shower. Every detail speaks to meticulous craftsmanship, making each finishing touch truly unique. Parking is a breeze with included titled parking, complemented by a generously sized storage unit and balcony storage. Whether you're seeking an investment opportunity, accommodating a post-secondary student, or



craving a slice of the vibrant community for yourself, this unit effortlessly ticks all the boxes to be called HOME.

Built in 2020

Essential Information

MLS® #	A2130784
Price	\$384,900
Sold Price	\$378,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	501
Acres	0.00
Year Built	2020
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	215, 4138 University Avenue Nw
Subdivision	University District
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 6L4

Amenities

Amenities	Bicycle Storage, Car Wash, Elevator(s), Party Room, Secured Parking, Storage, Visitor Parking
Parking Spaces	1
Parking	Parkade, Underground

Interior

Interior Features	Elevator, Open Floorplan, Quartz Counters, Recessed Lighting, Walk-In
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	Closet(s)
Appliances	Dishwasher, Gas Range, Microwave, Refrigerator, Washer/Dryer Stacked
Heating	Baseboard
Cooling	Rough-In
# of Stories	6

Exterior

Exterior Features	Balcony, BBQ gas line
Construction	Brick, Composite Siding, Mixed, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 15th, 2024
Date Sold	June 7th, 2024
Days on Market	23
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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