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

MLS® #A2130784

\$384,900

1 Bedroom, 1.00 Bathroom, 501 sqft Residential on 0.00 Acres

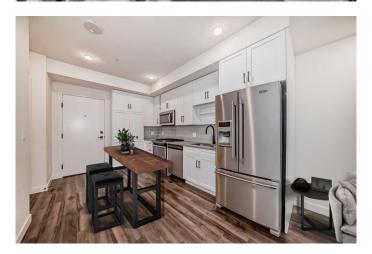
University District, Calgary, Alberta

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

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

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.