

\$650,000 - 412, 4138 University Avenue Nw, Calgary

MLS® #A2179488

\$650,000

3 Bedroom, 2.00 Bathroom, 1,025 sqft

Residential on 0.00 Acres

University District, Calgary, Alberta

Welcome to this exceptional 3-bedroom, 2-bathroom condo in the heart of the vibrant University District. With a spacious layout and an impressive PRIVATE balcony, this home offers both luxury and convenience. From the moment you step inside, you'll be greeted by a bright, open-concept design that seamlessly blends the kitchen, dining, and living areas—ideal for hosting friends and family or simply enjoying everyday life.

The gourmet kitchen is a true standout, featuring a large central island with sleek quartz countertops, high-end stainless steel appliances, and ample storage space for all your cooking needs. Whether you're preparing a weeknight dinner or entertaining guests, this kitchen has everything you need to impress.

The living area flows effortlessly onto an expansive private balcony, perfect for outdoor relaxation and dining. With two additional storage rooms located on either side, you'll have plenty of space for seasonal items, sports equipment, or anything else you need to keep organized. The balcony is also equipped with a gas line, making it easy to host summer BBQs or enjoy al fresco meals year-round.

The luxurious primary suite is a peaceful retreat, featuring large windows that let in plenty of natural light, and a spacious walk-in California Closet to keep your wardrobe in



perfect order. The 4-piece ensuite includes double sinks, a beautiful tile-and-glass shower, and plenty of counter space for added convenience. For the ultimate morning routine, step out onto your private balcony for a peaceful coffee break to start the day.

Two additional well-sized bedrooms offer ample space for family, guests, or a home office, and are complemented by a second 4-piece bathroom.

Located just minutes from the University of Calgary, this condo offers the ideal combination of urban living and easy access to all amenities. With grocery stores, restaurants, cafes, and entertainment options right at your doorstep, you'll never have to go far for anything. The condo's proximity to Crowchild Trail makes commuting a breeze, whether you're heading to work, school, or exploring the city.

This condo is a true gem in one of Calgary's most sought-after neighborhoods. Don't miss your chance to own a piece of the University District—schedule your private showing today!

Built in 2020

Essential Information

MLS® #	A2179488
Price	\$650,000
Sold Price	\$647,500
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,025
Acres	0.00
Year Built	2020

Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	412, 4138 University Avenue Nw
Subdivision	University District
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 6L4

Amenities

Amenities	Elevator(s), Secured Parking, Visitor Parking, Parking, Snow Removal, Trash
Parking Spaces	1
Parking	Underground

Interior

Interior Features	Closet Organizers, No Smoking Home, Quartz Counters, Storage, Walk-In Closet(s), Double Vanity, Kitchen Island
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Window Coverings, Central Air Conditioner, Washer/Dryer Stacked
Heating	Baseboard
Cooling	Central Air
# of Stories	6

Exterior

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

Additional Information

Date Listed	November 19th, 2024
Date Sold	December 4th, 2024
Days on Market	15
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office eXp Realty

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