

# \$397,000 - 216, 4138 University Avenue Nw, Calgary

MLS® #A2196982

**\$397,000**

1 Bedroom, 1.00 Bathroom, 502 sqft  
Residential on 0.00 Acres

University District, Calgary, Alberta

**FANTASTIC LOCATION!!! Great Investment!!**  
Conveniently located on the second floor of the August building at sought after University District, one of the award-winning urban communities in Calgary. Live your urban vibe community dreams in this sophisticated apartment building located on the main street. Every amenity at your doorstep!  
This gorgeous and well maintained 1 bedroom condo features open concept floorplan, all stainless-steel appliances, 9â€™™ ceilings, beautiful quartz countertops, a functional and well laid-out kitchen, a cozy full bathroom and an in-suite laundry. The huge bedroom has a spacious walk-in closet ready for you to conquer and design. The bright and modern living space is perfect for family entertainment and relaxation after long day of activities. Enjoy your huge balcony with BBQ gas line and an extra storage room. The balcony is adjacent to building's courtyard garden that can be an extension of your retreat or entertainment. The convenience of your secured TITLED underground parking stall, bike storage and extra parkade locker. The building has a cozy lounge for residents and a private amenity room that can be booked for your event.

**GREAT LOCATION, EXCELLENT AMENITIES, INNOVATIVE AND SUSTAINABLE COMMUNITY.** The building is short distance to hospitals, university and mall. **WALKING** distance to bus stops, natural spaces, all-seasons central park, playgrounds,



and more. University District is a well-established and vibrant community that features wide range of options for work life balance, dining, groceries, shopping, bank, cinema, local retailers, coffee shops, dental, daycare and more. EASY ACCESS to major highways and short drive to the mountains. Don't miss your opportunity to call this your new home in one of the most desirable communities in Calgary! University District has lots to offer in the present and in the future. Find out and book your private showing with your favorite agent today! THIS CAN BE THE PLACE TO CREATE YOUR NEW BEAUTIFUL MEMORIES!

Built in 2020

### Essential Information

MLS® #	A2196982
Price	\$397,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	502
Acres	0.00
Year Built	2020
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

### Community Information

Address	216, 4138 University Avenue Nw
Subdivision	University District
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 6K3

### Amenities

Amenities	Bicycle Storage, Elevator(s), Roof Deck, Secured Parking, Storage, Visitor Parking, Car Wash, Recreation Room
Parking Spaces	1
Parking	Titled, Underground, Secured

### **Interior**

Interior Features	High Ceilings, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer, Electric Cooktop
Heating	Baseboard
Cooling	None
# of Stories	6

### **Exterior**

Exterior Features	Balcony, BBQ gas line, Courtyard
Construction	Brick, Composite Siding

### **Additional Information**

Date Listed	February 26th, 2025
Days on Market	15
Zoning	DC

### **Listing Details**

Listing Office	CIR Realty
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