

\$534,999 - 227, 4138 University Avenue Nw, Calgary

MLS® #A2244256

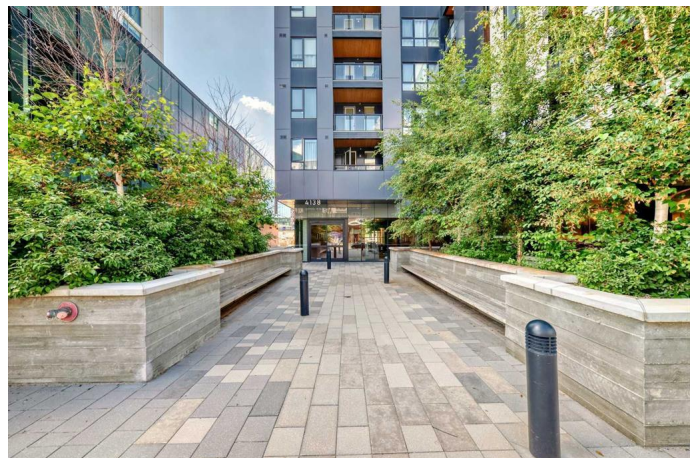
\$534,999

2 Bedroom, 2.00 Bathroom, 808 sqft

Residential on 0.00 Acres

University District, Calgary, Alberta

Welcome to this beautiful and stylish 2-bedroom, 2-bath condo in the sought after NW community of the University District! This modern and newer condo has been thoughtfully designed with an open-concept layout featuring premium vinyl plank flooring throughout, creating a seamless flow between living spaces. The primary bedroom is generously sized and features a 3-piece ensuite with large shower, and a walk-in closet. A spacious second bedroom located on the other side of the unit can also be used as an office and has a four-piece bathroom situated across from it. The kitchen boasts stainless steel appliances, gas stove, full-height white cabinetry, quartz countertops, and a built-in pantry, providing a modern and functional space. This stunning condo also offers added convenience with in-suite laundry. This corner unit also features a lovely balcony with outdoor seating for entertaining guests. The August building offers an impressive array of amenities including a roof-top deck, party room, lounge area, bicycle storage and a convenient car wash in the secure underground parking. This unit also comes with one titled parking stall, plus additional storage which is almost double the size of other storage units in the building providing exceptional value to this unit! This pet-friendly building is located in one of the most desirable neighbourhoods in Calgary, steps away from an array of amenities like Save-On-Foods, a bank, Cineplex movie



theatre, Market Mall and an array of restaurants including OEB Breakfast Co., Monogram Coffee, or YYC Pasta Bar. Two elevators ensures easy access while the prime location offers direct routes to transportation hubs. This location is ideal for professionals working nearby or studying at the University of Calgary or anyone seeking a modern, urban lifestyle in a desirable community. Don't miss your chance to call this spectacular condo your next home!

Built in 2019

Essential Information

MLS® #	A2244256
Price	\$534,999
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	808
Acres	0.00
Year Built	2019
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	227, 4138 University Avenue Nw
Subdivision	University District
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 6L4

Amenities

Amenities	Car Wash, Elevator(s), Party Room, Roof Deck
Utilities	Heating Paid For, Water Paid For
Parking Spaces	1

Parking	Stall, Underground
---------	--------------------

Interior

Interior Features	Open Floorplan, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Gas Stove, Microwave, Refrigerator
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	6

Exterior

Exterior Features	Balcony, Courtyard
Construction	Brick, Composite Siding, Concrete, Wood Frame

Additional Information

Date Listed	July 29th, 2025
Days on Market	49
Zoning	SR

Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.