

# \$399,900 - 618, 4138 University Avenue Nw, Calgary

MLS® #A2195595

**\$399,900**

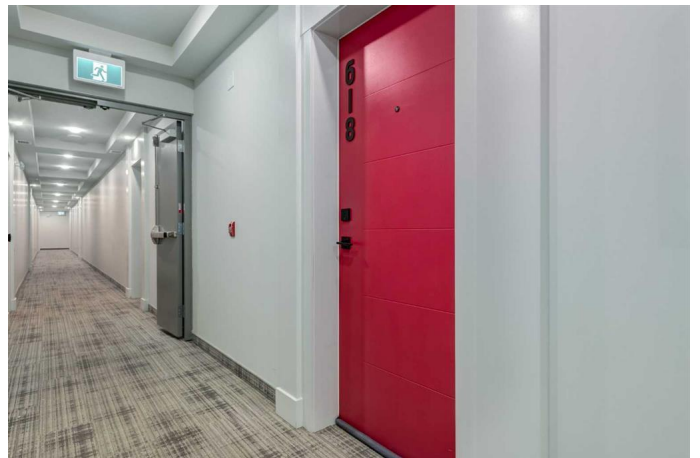
1 Bedroom, 1.00 Bathroom, 499 sqft  
Residential on 0.00 Acres

University District, Calgary, Alberta

This top floor unit offers premium finishes with an amazing combination of modern upgrades, thoughtful design, and an outstanding location. With high ceilings and an open-concept layout, the space feels bright and expansive. The kitchen is a standout with quartz countertops, stainless steel appliances, and ceiling-height cabinetry that maximizes storage. Adjacent to the kitchen, the eating nook provides the perfect spot for a dining table, creating a comfortable and inviting place to enjoy meals. The open flow into the living room enhances the spacious feel, making it ideal for entertaining or relaxing. Step outside onto the private deck, where a built-in storage unit keeps essentials neatly tucked away. Pigeon netting has been installed for added cleanliness, and a gas BBQ is included—perfect for enjoying outdoor cooking year-round. The primary bedroom is a true retreat, featuring a custom-designed walk-in closet with beautiful built-ins and a well-appointed 3-piece bathroom with a standalone shower. Additional conveniences include air conditioning, in-unit laundry, a titled parking stall, and a private storage cage in the parkade. With its premium finishes, top-floor privacy, and thoughtful upgrades, this home is a perfect blend of comfort and practicality.

Built in 2020

## Essential Information



MLS® #	A2195595
Price	\$399,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	499
Acres	0.00
Year Built	2020
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

### **Community Information**

Address	618, 4138 University Avenue Nw
Subdivision	University District
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 6L4

### **Amenities**

Amenities	Party Room, Secured Parking, Visitor Parking
Parking Spaces	1
Parking	Parkade

### **Interior**

Interior Features	Closet Organizers, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Oven, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Baseboard
Cooling	Sep. HVAC Units
# of Stories	6

### **Exterior**

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

### **Additional Information**

Date Listed	February 20th, 2025
Days on Market	43
Zoning	DC

### **Listing Details**

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. 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.