

# \$389,900 - 618, 4138 University Avenue Nw, Calgary

MLS® #A2195595

**\$389,900**

1 Bedroom, 1.00 Bathroom, 499 sqft

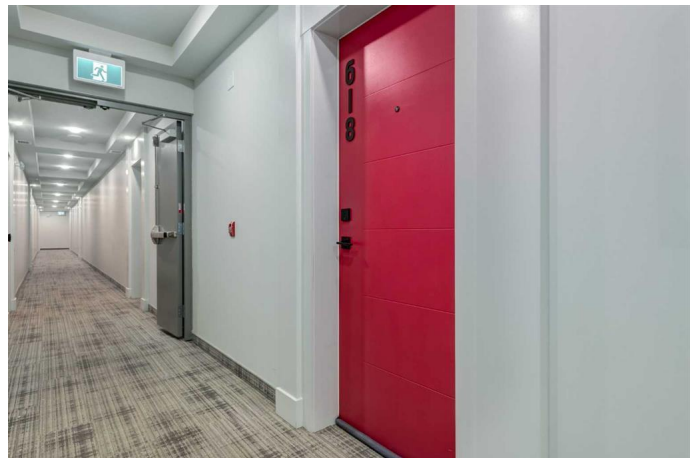
Residential on 0.00 Acres

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 includedâ€”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          | \$389,900   |
| 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 | 79                  |
| Zoning         | DC                  |

## **Listing Details**

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

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.