

# \$384,900 - 529, 4138 University Avenue Nw, Calgary

MLS® #A2203060

**\$384,900**

1 Bedroom, 1.00 Bathroom, 563 sqft  
Residential on 0.00 Acres

University District, Calgary, Alberta

Discover the perfect blend of contemporary design and urban convenience in this 5th-floor, end-unit condo at August in University District. With a bright, open-concept layout, soaring 9-foot ceilings, and expansive picture windows, this home is filled with natural light. Step outside to your private covered patio, an ideal space for morning coffee or evening gatherings, complete with a gas BBQ hookup.

The modern kitchen boasts quartz countertops, stainless steel appliances, and sleek cabinetry, offering both style and functionality. The inviting living area provides a cozy space to unwind, while the spacious bedroom features large windows and a walk-in closet for optimal storage.

The 4-piece bathroom is thoughtfully designed with a stand-up tub/shower combo and ample counter space, making your daily routine a breeze. Plus, enjoy the convenience of in-suite laundry for effortless living.

As a resident of August, youâ€™™ have access to a 700 sq. ft. private lounge, a 4,200 sq. ft. outdoor terrace with a fireplace and seating areas, as well as a secure underground parking garage with a car wash. Built in 2020 with BUILT GREENÂ® certification, this building is designed for sustainability and energy efficiency.

Unbeatable Location! Nestled in the heart of



University District, you're just steps away from shops, restaurants, groceries, an off-leash dog park, and entertainment. With walking access to U of C and Alberta Children's Hospital and Market Mall, plus easy connections to transit, bike paths, and major roadways, this location offers unmatched convenience!

Don't miss out—schedule your viewing today!

Built in 2020

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2203060          |
| Price          | \$384,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 563               |
| Acres          | 0.00              |
| Year Built     | 2020              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                                |
|-------------|--------------------------------|
| Address     | 529, 4138 University Avenue Nw |
| Subdivision | University District            |
| City        | Calgary                        |
| County      | Calgary                        |
| Province    | Alberta                        |
| Postal Code | T3B 6L4                        |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Bicycle Storage, Elevator(s), Party Room, Recreation Room, Storage, Trash, Visitor Parking, Car Wash |
| Parking Spaces | 1  |

Parking Stall, Titled, Underground

### **Interior**

Interior Features Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)

Appliances Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings

Heating Baseboard, Central, Natural Gas

Cooling None

# of Stories 6

### **Exterior**

Exterior Features Balcony, BBQ gas line

Construction Brick, Composite Siding, Wood Frame

### **Additional Information**

Date Listed March 27th, 2025

Days on Market 13

Zoning DC

### **Listing Details**

Listing Office The Real Estate District

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