

# \$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, Car Wash, Elevator(s), Party Room, Recreation Room, Storage, Trash, Visitor Parking
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, Natural Gas, Central

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 8

Zoning DC

### **Listing Details**

Listing Office The Real Estate District

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