

# \$368,000 - 529, 4138 University Avenue Nw, Calgary

MLS® #A2203060

**\$368,000**

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€™™ll 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 GREEN® certification, this building is designed for sustainability and energy efficiency.

Unbeatable Location! Nestled in the heart of



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

Donâ€™t miss outâ€”schedule your viewing today!

Built in 2020

**Essential Information**

MLS® #	A2203060
Price	\$368,000
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), Storage, Trash, Visitor Parking, Party Room, Recreation Room
Parking Spaces	1

Parking	Stall, Titled, Underground
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## 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, Washer/Dryer Stacked, Window Coverings, Stove(s)
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	23
Zoning	DC

## Listing Details

Listing Office	The Real Estate District
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