

# \$599,900 - 221, 4138 University Avenue Nw, Calgary

MLS® #A2219407

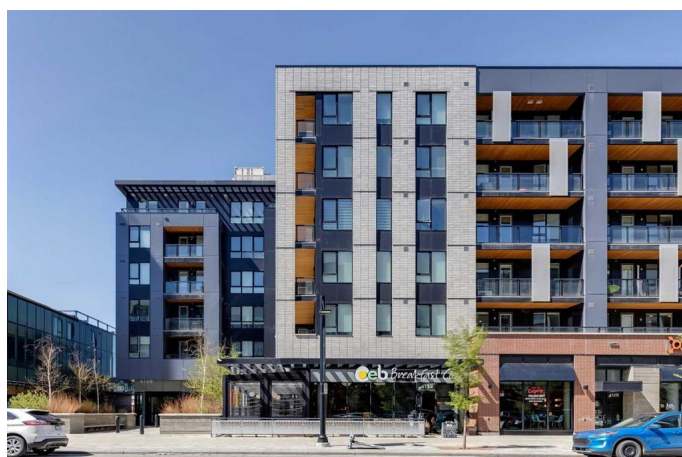
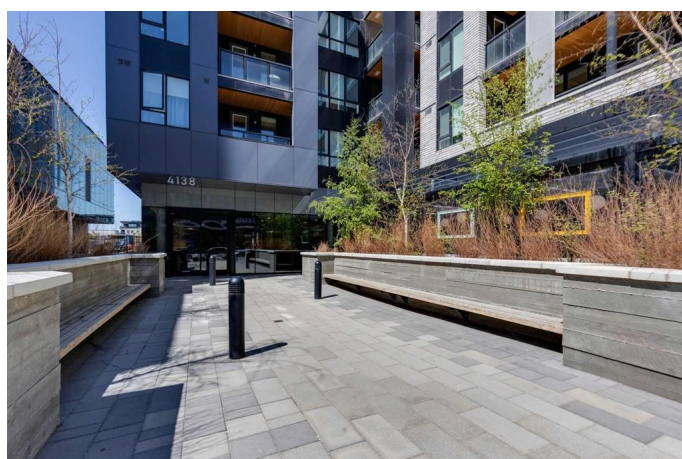
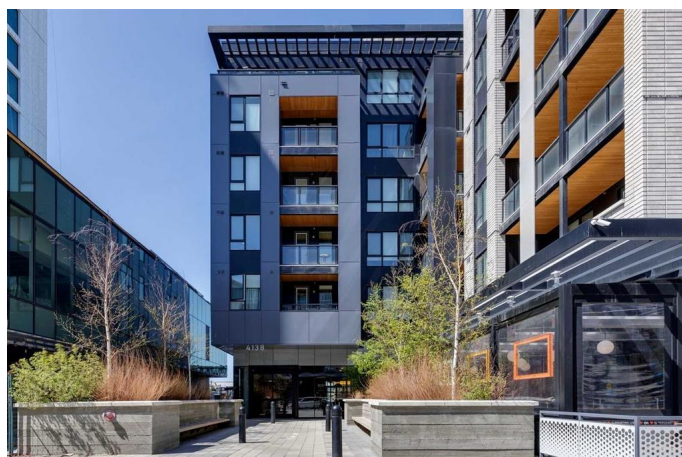
**\$599,900**

2 Bedroom, 2.00 Bathroom, 889 sqft

Residential on 0.00 Acres

University District, Calgary, Alberta

Welcome to Unit #221 at 4138 University Ave NW – a stunning 2 bed, 2 full bath corner apartment in the heart of Calgary’s University District. 400 meters from the University of Calgary campus, this beautifully upgraded unit offers the perfect blend of style, convenience, and location. With a bright south-facing exposure, this freshly painted home features quartz countertops, upgraded rain shower heads, and the highest trim level offered by the builder – including premium blinds, upgraded door hardware, and enhanced finishing throughout. Stay cool year-round with in unit A/C, a rare builder upgrade, and enjoy summer evenings on your private deck with a natural gas BBQ hookup. This unit comes with 2 titled underground parking stalls, an assigned storage locker, and access to an on-site car wash. Building amenities include indoor bike storage, a second floor raised courtyard with BBQ and fire-pit, and a main-floor residents’ lounge with full kitchen – ideal for entertaining or working from home. If you want to live steps from the University of Calgary, the Alberta Children’s, and Foothills Hospitals, then this is the home for you! Right outside your door, enjoy walkable access to Cineplex VIP, OrangeTheory, The Canadian Brewhouse, OEB, and countless other restaurants, cafés, and entertainment options. Market Mall is just a 3-minute drive away, and several grade schools are nearby. Whether you’re a student, professional, investor, or looking for



the ultimate inner-city lifestyle – this move-in-ready home offers unbeatable value in one of Calgary’s most vibrant and growing communities. For more details, including photos, builder plans, and more, click the links below.

Built in 2020

**Essential Information**

MLS® #	A2219407
Price	\$599,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	889
Acres	0.00
Year Built	2020
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	221, 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, Roof Deck, Secured Parking, Storage, Visitor Parking
Parking Spaces	2
Parking	Heated Garage, Parkade, Stall, Titled, Underground
# of Garages	2

**Interior**

Interior Features	Elevator, Kitchen Island, No Smoking Home, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Wall/Window Air Conditioner, Washer
Heating	Boiler
Cooling	ENERGY STAR Qualified Equipment, Wall Unit(s)
# of Stories	6

## Exterior

Exterior Features	Courtyard
Construction	Brick, Composite Siding

## Additional Information

Date Listed	May 15th, 2025
Days on Market	2
Zoning	DC

## Listing Details

Listing Office	eXp Realty
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