

**625, 4138 University Avenue NW**  
**Calgary, Alberta**

**MLS # A2270767**



**\$450,000**

<b>Division:</b>	University District		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	617 sq.ft.	<b>Age:</b>	2020 (6 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 482
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** N/A

Experience modern urban living in this beautifully designed 2-bedroom condo in the highly sought-after University District. This bright top floor home immediately welcomes you with an abundance of natural light and elevated modern finishes. The thoughtfully designed layout features stainless steel appliances, quartz countertops, floor-to-ceiling cabinetry, dropdown ceilings, and LED under-cabinet lighting for a sleek, polished look. Luxury vinyl plank flooring flows throughout, enhancing the contemporary feel. Enjoy morning coffee or evening barbecues on your private patio, and stay comfortable year-round with in-suite air conditioning. Residents enjoy exceptional building amenities including a 700 sq. ft. lounge with a full kitchen off the main lobby, a car wash bay in the parkade, secure bike storage, and a beautifully appointed 4,200 sq. ft. rooftop patio on the second floor—complete with bench seating, planters, and a cozy gas fireplace. Positioned in one of Calgary’s most connected and convenient areas, the building sits just steps from Save-On-Foods, popular cafés, fitness studios, and a host of new amenities. The University of Calgary, Market Mall, and Alberta Children’s Hospital are all just minutes away, making this an unbeatable location for everyday living.