\$374,900 - 617, 4138 University Avenue Nw, Calgary

MLS® #A2221953

\$374,900

1 Bedroom, 1.00 Bathroom, 497 sqft Residential on 0.00 Acres

University District, Calgary, Alberta

Welcome to Unit 617 in the August
Buildingâ€"a sleek, south-facing 1-bedroom,
1-bathroom top-floor unit offering 497 sq ft of
smartly designed living space, complete with a
spacious 11 sq m balcony (over 20 feet wide!)
overlooking the buzz of University Avenue.
This is where modern architecture meets an
unbeatable walkable lifestyle in the heart of
University District.

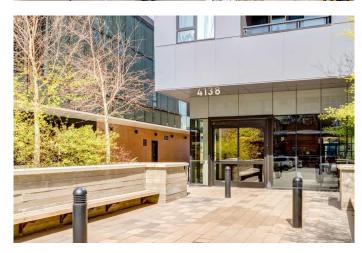
Step inside to an open-concept layout with 10-foot ceilings and oversized triple pane windows that flood the space with natural light while maximizing energy efficiency and sound insulation. The modern kitchen features stainless steel appliances, generous cabinetry, and ample prep spaceâ€"perfect for cooking, hosting, or enjoying a quiet morning coffee. The large bedroom includes a walk-in closet, offering plenty of storage and a comfortable retreat at the end of the day. Plus, enjoy the comfort of roughed-in A/C for year-round ease. The August is a Built Green project, blending sustainability with sophisticated design.

Perks? Absolutely. Titled, heated underground parking with a car wash bay. A 4,200 sq ft rooftop patio with gas fireplace, bench seating, and lush plantersâ€"ideal for entertaining or unwinding. On the main level, gather around the outdoor firepit or host in the 700 sq ft residents' lounge with full kitchen.

Step outside and you're just minutes from the







University of Calgary campusâ€"perfect for students, faculty, or savvy investors. Explore nearby restaurants, a theatre, parks, a dog park, and even an outdoor skating rink in winter at Central Commons Park. And with Crowchild Trail minutes away, commuting across the city is effortless.

Whether you're a first-time buyer, investor, or urban lifestyle enthusiast, this home checks every box.

Built in 2020

Essential Information

MLS® # A2221953 Price \$374,900

Bedrooms 1

Bathrooms 1.00

Full Baths 1

Square Footage 497
Acres 0.00
Year Built 2020

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

Community Information

Address 617, 4138 University Avenue Nw

Subdivision University District

1

City Calgary
County Calgary
Province Alberta
Postal Code T3B 6K3

Amenities

Amenities Car Wash, Elevator(s), Party Room, Roof Deck, Snow Removal,

Storage, Trash, Picnic Area

Parking Spaces

Parking Titled, Underground

of Garages 1

Interior

Interior Features Closet Organizers, Walk-In Closet(s)

Appliances Dishwasher, Refrigerator, Washer/Dryer, Window Coverings,

Microwave, Range

Heating Baseboard, Natural Gas, Hot Water

Cooling Rough-In

of Stories 6

Exterior

Exterior Features Balcony

Roof Tar/Gravel

Construction Brick, Composite Siding, Concrete, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed May 16th, 2025

Days on Market 83
Zoning DC

Listing Details

Listing Office eXp Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.