



GRASSROOTS
REALTY GROUP

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618, 4138 University Avenue NW
Calgary, Alberta

MLS # A2226159



\$375,000

Division:	University District		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	499 sq.ft.	Age:	2020 (5 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 369
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: BBQ

This top floor unit offers premium finishes with an amazing combination of modern upgrades, thoughtful design, and an outstanding location. With high ceilings and an open-concept layout, the space feels bright and expansive. The kitchen is a standout with quartz countertops, stainless steel appliances, and ceiling-height cabinetry that maximizes storage. Adjacent to the kitchen, the eating nook provides the perfect spot for a dining table, creating a comfortable and inviting place to enjoy meals. The open flow into the living room enhances the spacious feel, making it ideal for entertaining or relaxing. Step outside onto the private deck, where a built-in storage unit keeps essentials neatly tucked away. Pigeon netting has been installed for added cleanliness, and a gas BBQ is included—perfect for enjoying outdoor cooking year-round. The primary bedroom is a true retreat, featuring a custom-designed walk-in closet with beautiful built-ins and a well-appointed 3-piece bathroom with a standalone shower. Additional conveniences include air conditioning, in-unit laundry, a titled parking stall, and a private storage cage in the parkade. With its premium finishes, top-floor privacy, and thoughtful upgrades, this home is a perfect blend of comfort and practicality.