



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

619, 4138 University Avenue NW
Calgary, Alberta

MLS # A2270736



\$475,000

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

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 477
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions:	N/A
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Discover contemporary comfort in this stylish 2-bedroom condo located in the coveted University District. This top-floor residence showcases a refined selection of modern upgrades throughout. The well-planned interior includes stainless steel appliances, quartz countertops, floor-to-ceiling cabinetry, elegant dropdown ceilings, and LED under-cabinet lighting that adds a sophisticated touch. Luxury vinyl plank flooring stretches throughout the unit, contributing to its clean and modern aesthetic. Step onto your private patio to enjoy a peaceful morning coffee or fire up the barbecue in the evening, and appreciate year-round comfort thanks to built-in air conditioning. The building offers an impressive range of amenities designed to elevate your lifestyle, including a 700 sq. ft. main-floor lounge with a full kitchen, a car wash bay in the parkade, secure bike storage, and an expansive 4,200 sq. ft. rooftop patio on the second floor—complete with seating areas, landscaped planters, and a welcoming gas fireplace. Ideally situated in one of Calgary’s most accessible and amenity-rich communities, you are just steps away from Save-On-Foods, cafés, fitness studios, and a growing list of urban conveniences. With the University of Calgary, Market Mall, and Alberta Children’s Hospital only minutes away, the location delivers unmatched ease for everyday living.