



**412, 4138 University Avenue NW  
Calgary, Alberta**

**MLS # A2179488**



**\$650,000**

<b>Division:</b>	University District		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	High-Rise (5+)		
<b>Size:</b>	1,025 sq.ft.	<b>Age:</b>	2020 (4 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 750
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Concrete, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Quartz Counters, Storage, Walk-In Closet(s)		

**Inclusions:** None

Welcome to this exceptional 3-bedroom, 2-bathroom condo in the heart of the vibrant University District. With a spacious layout and an impressive PRIVATE balcony, this home offers both luxury and convenience. From the moment you step inside, you'll be greeted by a bright, open-concept design that seamlessly blends the kitchen, dining, and living areas—ideal for hosting friends and family or simply enjoying everyday life. The gourmet kitchen is a true standout, featuring a large central island with sleek quartz countertops, high-end stainless steel appliances, and ample storage space for all your cooking needs. Whether you're preparing a weeknight dinner or entertaining guests, this kitchen has everything you need to impress. The living area flows effortlessly onto an expansive private balcony, perfect for outdoor relaxation and dining. With two additional storage rooms located on either side, you'll have plenty of space for seasonal items, sports equipment, or anything else you need to keep organized. The balcony is also equipped with a gas line, making it easy to host summer BBQs or enjoy al fresco meals year-round. The luxurious primary suite is a peaceful retreat, featuring large windows that let in plenty of natural light, and a spacious walk-in California Closet to keep your wardrobe in perfect order. The 4-piece ensuite includes double sinks, a beautiful tile-and-glass shower, and plenty of counter space for added convenience. For the ultimate morning routine, step out onto your private balcony for a peaceful coffee break to start the day. Two additional well-sized bedrooms offer ample space for family, guests, or a home office, and are complemented by a second 4-piece bathroom. Located just minutes from the University of Calgary, this condo offers the ideal combination of urban living and easy access to all amenities. With grocery stores,

restaurants, cafes, and entertainment options right at your doorstep, you'll never have to go far for anything. The condo's proximity to Crowchild Trail makes commuting a breeze, whether you're heading to work, school, or exploring the city. This condo is a true gem in one of Calgary's most sought-after neighborhoods. Don't miss your chance to own a piece of the University District—schedule your private showing today!