

**4138 UNIVERSITY Avenue #618, Calgary T3B 6L4**

MLS®#: **A2195595**      Area: **University District**      Listing Date: **02/20/25**      List Price: **\$399,900**  
 Status: **Active**      County: **Calgary**      Change: **-\$10k, 04-Mar**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2020**  
Lot Information  
 Lot Sz Ar:  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **499**  
 Low Sqft:  
 Ttl Sqft: **499**

DOM  
**44**  
Layout  
 Beds: **1 (1 )**  
 Baths: **1.0 (1 0)**  
 Style: **Apartment**

Parking  
 Ttl Park: **1**  
 Garage Sz:

Access:  
 Lot Feat:  
 Park Feat: **Parkade**

Utilities and Features

Roof:  
 Heating: **Baseboard**  
 Sewer:  
 Ext Feat: **Balcony, BBQ gas line**  
 Construction: **Brick, Composite Siding**  
 Flooring: **Tile, Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt:  
 Kitchen Appl: **Dishwasher, Dryer, Oven, Refrigerator, Stove(s), Washer, Window Coverings**  
 Int Feat: **Closet Organizers, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	10`0" x 8`5"	Kitchen With Eating Area	Main	9`7" x 13`4"
Bedroom - Primary	Main	11`0" x 9`5"	3pc Bathroom	Main	0`0" x 0`0"

Legal/Tax/Financial

Condo Fee: **\$369**      Title: **Leasehold**      Zoning: **DC**  
 Fee Freq: **Monthly**

Legal Desc:

2011323

Remarks

Pub Rmks:

**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.**

Inclusions:

Gas BBQ

Property Listed By:

RE/MAX First

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**







