

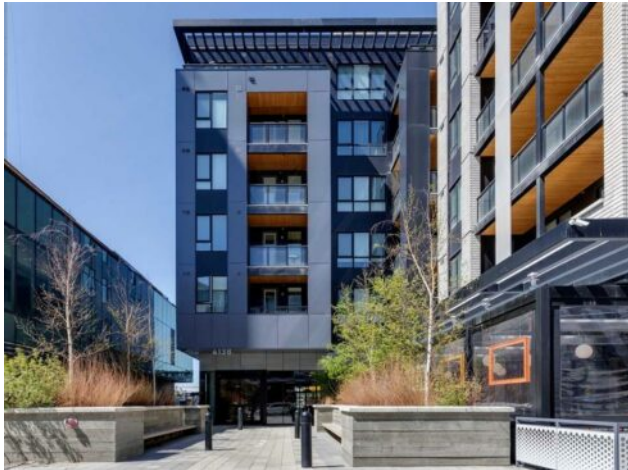


**DJ Golden**  
**REAL ESTATE**

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**221, 4138 University Avenue NW**  
**Calgary, Alberta**

**MLS # A2219407**



**\$599,900**

|                  |  |               |                  |
|------------------|--|---------------|------------------|
| <b>Division:</b> | University District                                |               |                  |
| <b>Type:</b>     | Residential/High Rise (5+ stories)                 |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit                        |               |                  |
| <b>Size:</b>     | 889 sq.ft.   | <b>Age:</b>   | 2020 (5 yrs old) |
| <b>Beds:</b>     | 2  | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Heated Garage, Parkade, Stall, Titled, Underground |               |                  |
| <b>Lot Size:</b> | -  |               |                  |
| <b>Lot Feat:</b> | -  |               |                  |

|                    |  |                   |        |
|--------------------|--|-------------------|--------|
| <b>Heating:</b>    | Boiler   | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Laminate, Tile   | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -  | <b>Condo Fee:</b> | \$ 661 |
| <b>Basement:</b>   | -  | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Composite Siding  | <b>Zoning:</b>    | DC     |
| <b>Foundation:</b> | -  | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Elevator, Kitchen Island, No Smoking Home, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s) |                   |        |
| <b>Inclusions:</b> | N/A  |                   |        |

Welcome to Unit #221 at 4138 University Ave NW – a stunning 2 bed, 2 full bath corner apartment in the heart of Calgary’s University District. 400 meters from the University of Calgary campus, this beautifully upgraded unit offers the perfect blend of style, convenience, and location. With a bright south-facing exposure, this freshly painted home features quartz countertops, upgraded rain shower heads, and the highest trim level offered by the builder – including premium blinds, upgraded door hardware, and enhanced finishing throughout. Stay cool year-round with in unit A/C, a rare builder upgrade, and enjoy summer evenings on your private deck with a natural gas BBQ hookup. This unit comes with 2 titled underground parking stalls, an assigned storage locker, and access to an on-site car wash. Building amenities include indoor bike storage, a second floor raised courtyard with BBQ and fire-pit, and a main-floor residents’ lounge with full kitchen – ideal for entertaining or working from home. If you want to live steps from the University of Calgary, the Alberta Children’s, and Foothills Hospitals, then this is the home for you! Right outside your door, enjoy walkable access to Cineplex VIP, OrangeTheory, The Canadian Brewhouse, OEB, and countless other restaurants, cafés, and entertainment options. Market Mall is just a 3-minute drive away, and several grade schools are nearby. Whether you’re a student, professional, investor, or looking for the ultimate inner-city lifestyle – this move-in-ready home offers unbeatable value in one of Calgary’s most vibrant and growing communities. For more details, including photos, builder plans, and more, click the links below.