314 4138 University Avenue NW

Calgary | Active | MLS® A2353515

$359,900









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**2020**	**501.9 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX First

A closer look

Welcome to #314 at 4138 University Avenue NW in the desirable August building-a thoughtfully designed 1 bedroom, 1 bathroom home that effortlessly pairs modern comfort with genuine community warmth. Inside, the bright and open layout showcases a sleek, modern kitchen complete with premium stainless steel appliances and a fluid living/dining space that opens onto a private balcony-perfect for everyday living and entertaining. A spacious bedroom with a walk-in closet, a 3-piece bathroom with a full-size walk-in shower, convenient in-suite laundry, a titled parking stall, and another assigned storage locker, and an additional exterior storage room accessed right off the balcony complete this turnkey home. Beyond the unit, enjoy the exceptional lifestyle and amenities that both the building and the vibrant University District have to offer. The August building features premium shared spaces, including a communal lounge, an expansive rooftop patio, and an on-site car wash bay. Just steps from your front door, you'll find endless neighborhood hotspots: morning coffee at Monogram, sweet treats at Village Ice Cream, weekend brunch at OEB, evening drinks at The Borough Bar & Grill, and daily essentials at Save-On-Foods and Cineplex VIP. The prime location also offers seamless access to the University of Calgary, Alberta Children's Hospital, Market Mall, and the Bow River pathways, alongside a swift 10-minute commute to downtown. Whether you are a professional, academic, or savvy investor looking for turnkey convenience and unmatched community energy, 314 delivers a lifestyle you will be proud to call home. Book your private viewing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2353515
Bedrooms	1
Bathrooms	1
Year Built	2020
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit

Total Living Area:	501.9 sq. ft.
Main Level Finished Area:	501.9 sq. ft.
Condo Fee:	$403.96
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Heat, Insurance, Parking, Professional Management, Sewer, Snow Removal, Trash, Water
Front Exposure:	Northwest
Unit Exposure:	Northwest
Floor Location:	Other
Entry Level:	3
Stories Total:	6
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	3
Year built:	2020 (Age: 6)
Bedrooms:	1 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	2011323
Heating:	Baseboard
New Constr.:	No
Construction Material:	Brick, Composite Siding
Structure Type:	High Rise (5+ stories)
Roof:	Tar/Gravel

Ensuite:	No
Flooring:	Tile, Vinyl Plank
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Titled, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Z-name Not Listed
Community:	University District
Amenities:	Bicycle Storage, Car Wash, Elevator(s), Park, Party Room, Picnic Area, Secured Parking
Appliances:	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Inclusions:	Tv wall mount (2), dishwasher, electric stove, microwave hood fan, refrigerator, washer, dryer, garage controls
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions
Main Floor	Balcony · 19'1" × 6'7" ·
Main Floor	Storage · 3'4" × 2'8" ·
Main Floor	Bedroom - Primary · 11'1" × 9'5" ·
Main Floor	Walk-In Closet · 5'7" × 4'10" ·
Main Floor	Living Room · 11' × 10'1" ·
Main Floor	Kitchen With Eating Area · 13'8" × 9'7" ·
Main Floor	Laundry · 6'11" × 3'8" ·

Main Floor	Entrance · 4'10" × 4'1" ·
Title to Land:	Fee Simple
Community Features:	Park, Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	Built-in Features, Elevator, Quartz Counters, Storage, Walk-In Closet(s)
Exterior Features:	Balcony, Storage
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	DC
Listed Date:	Nov 05, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/314-4138-university-avenue-nw-calgary-a2353515/

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Data was last updated November 23, 2026 at 04:05 PM (UTC)

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