$739,900 - 4084 Kovitz Lane Nw, Calgary

MLS® #A2221853

$739,900

2 Bedroom, 3.00 Bathroom, 1,457 sqft
Residential on 0.00 Acres

University District, Calgary, Alberta

Rare Townhouse with Basement, Oversized Patio & Rooftop Oasis in University District!

Discover an exceptional opportunity to own a one-of-a-kind townhouse in the heart of the University District—complete with a finished basement, oversized patio, and private rooftop retreat.

Step inside to a bright, open-concept floor plan featuring soaring 9' ceilings, elegant vinyl plank flooring, and expansive windows that flood the space with natural light. The modern kitchen is a chef's dream, boasting a quartz center island, built-in appliances, ample cabinetry, and sleek, contemporary finishes.

The main level offers a spacious living and dining area, a stylish 2-piece powder room, stacked washer/dryer, and direct access to a beautifully landscaped courtyard—perfect for everyday living and entertaining.

Upstairs, you'll find two generous bedrooms and two full bathrooms, including a luxurious primary suite with a 4-piece ensuite featuring dual sinks and a walk-in shower adorned with exquisite stone and tile.

The third level includes a storage room and access to your private rooftop patio—a true outdoor sanctuary! Outfitted with low-maintenance composite decking, built-in BBQ with gas line, privacy screens, and patio
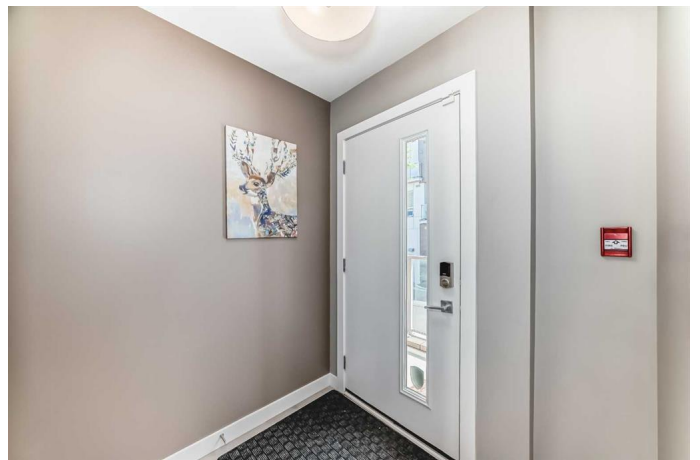
furniture, it's the ideal spot to relax or entertain under the open sky.

Downstairs, the finished basement offers a versatile flex space and a secure mudroom that provides direct access to the heated underground parade. This home comes with THREE titled underground parking stalls, with private entry to the lower levelâ€"an extremely rare and convenient feature.

With over 1,700 sq ft of developed living space, this home is just a 10-minute walk to the University of Calgary and Alberta Children's Hospital, and a short drive to downtown, Market Mall, theatres, ice rinks, and the off-leash dog park.

Condo fees cover all utilities except electricity and internet/cable. Included in the sale: 85â€¢ TV, treadmill, BBQ grill, patio table and chairs.

Donâ€™t miss your chance to own this exceptional urban retreatâ€"book your private showing today!

Built in 2018

Essential Information

MLS® #	A2221853
Price	$739,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,457
Acres	0.00
Year Built	2018
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey

Status   Active

Community Information

Address   4084 Kovitz Lane Nw
Subdivision   University District
City   Calgary
County   Calgary
Province   Alberta
Postal Code   T3B 6H3

Amenities

Amenities   Storage, Visitor Parking
Parking Spaces 3
Parking   Parkade, Titled, Underground, Side By Side

Interior

Interior Features   Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s)
Appliances   Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Gas Oven
Heating   Forced Air, Natural Gas
Cooling   None
Has Basement   Yes
Basement   Exterior Entry, Finished, Full

Exterior

Exterior Features   BBQ gas line, Courtyard
Lot Description   Landscaped
Roof   Membrane
Construction   Brick, Metal Siding, Wood Frame, Wood Siding
Foundation   Poured Concrete

Additional Information

Date Listed   May 28th, 2025
Days on Market 10
Zoning   M-G

Listing Details

Listing Office   Homecare Realty Ltd.