

\$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!

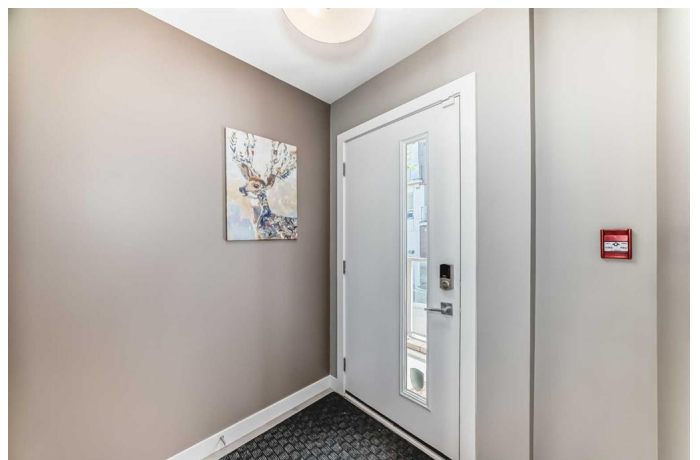
Discover an exceptional opportunity to own a one-of-a-kind townhouse in the heart of the University District—complete with a finished basement, oversized patio, and private rooftop retreat.

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 level—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: 85" TV, treadmill, BBQ grill, patio table and chairs.

Don't miss your chance to own this exceptional urban retreat—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	11
Zoning	M-G

Listing Details

Listing Office	Homecare Realty Ltd.
----------------	----------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is

deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.