

# \$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!

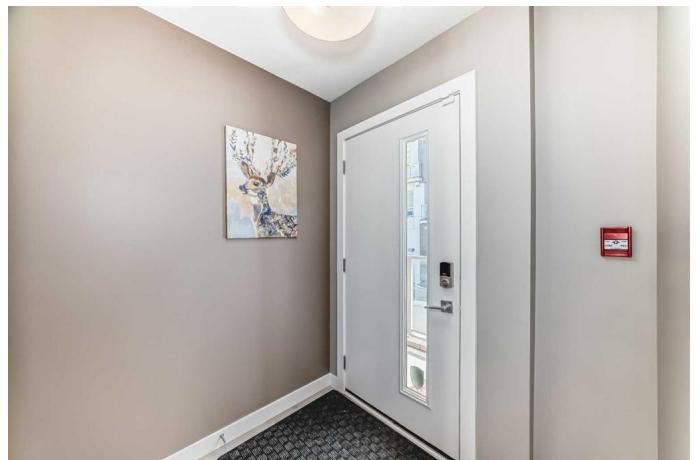
Discover an exceptional opportunity to own a one-of-a-kind townhouse in the heart of the University District—complete with a finished basement, oversized patio, and private rooftop retreat.

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 | 10             |
| Zoning         | M-G            |

## Listing Details

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

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