

305, 4138 University Avenue NW
Calgary, Alberta

MLS # A2227612



\$674,000

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| Division: | University District | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 1,059 sq.ft. | Age: | 2020 (5 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Titled, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

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|--------------------|---|-------------------|--------|
| Heating: | Baseboard, Natural Gas | Water: | - |
| Floors: | Vinyl Plank | Sewer: | - |
| Roof: | Tar/Gravel | Condo Fee: | \$ 775 |
| Basement: | None | LLD: | - |
| Exterior: | Brick, Composite Siding, Concrete | Zoning: | DC |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Elevator, Kitchen Island, Quartz Counters, See Remarks, Storage | | |

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| Inclusions: | A/C units (3) |
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Former show suite in the stylish August building. This 2 bedroom, 2 full bathroom, plus den suite is a lovely open plan overlooking University Avenue. Features include 9ft ceilings, upgraded luxury vinyl plank flooring, full-height cabinets, stainless steel appliances, quartz countertops, full-height backsplash, triple pane windows, and one of the largest balconies. This former show suite is equipped with 3 A/C units, 1 in each of the bedrooms and the third in the living room. Two Titled side-by-side parking stalls are included, along with a storage unit and bike storage. All are located in the heated underground parkade. The centrally located August building is ultra-convenient with restaurants, theaters, coffee shops, and groceries all easily walkable out your front door. Enjoy the amenities the building has to offer which include a 700 square foot lounge with kitchen located off the main lobby, car wash bay in the parade, a 4200 sqft rooftop patio with bench seating, planters and gas fireplace. Book your private showing today.