

**518, 4138 University Avenue NW**  
**Calgary, Alberta**

**MLS # A2291164**



**\$349,900**

<b>Division:</b>	University District		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	493 sq.ft.	<b>Age:</b>	2020 (6 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 389
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, See Remarks, Walk-In Closet(s)		

**Inclusions:** NA

Welcome to this bright and well-located 1-bedroom, 1-bathroom condo in the highly sought-after community of University District. This vibrant and incredibly walkable neighbourhood offers an amazing lifestyle, with shops, restaurants, cafes, parks, and everyday amenities just steps from your door. Inside, you'll find a bright open layout with 9-foot ceilings, modern grey cabinetry, quartz countertops, stainless steel appliances, and durable vinyl plank flooring. The primary bedroom includes a walk-in closet, and the large private balcony is perfect for morning coffee or evening BBQs. Additional highlights include in-suite laundry with a full-size stacked washer and dryer, Low-E triple-pane windows, titled underground parking, and a separate storage unit. Residents of The August enjoy excellent amenities including a resident lounge, a spectacular rooftop patio with fireplace, and even a car wash bay in the parkade. The location is unbeatable — steps to Save-On-Foods, OEB Breakfast Co., Village Ice Cream, and Cineplex VIP Cinemas University District, and walking distance to the University of Calgary, Alberta Children's Hospital, Foothills Medical Centre, and CF Market Mall. Vacant, easy to show, and quick possession possible, this home is ideal for first-time buyers, students, or investors looking for a move-in ready property in an exceptional location.