

314, 4138 University Avenue NW
Calgary, Alberta

MLS # A2305243



\$424,900

Division:	University District		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	503 sq.ft.	Age:	2020 (6 yrs old)
Beds:	1	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 389
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Elevator, No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: Tv wall mount (2), dishwasher, electric stove, microwave hood fan, refrigerator, washer, dryer, garage controls

Welcome to the AUGUST Prime location where luxury meets the convenience of a maintenance-free lifestyle in the University District. This upscale condo is Show home quality & shows NEW! This third-floor open-concept condo features a stunning living room featuring wall-to-wall windows that allow you to take in an unobstructed view of the courtyard/common area and allows you to relax on your oversized, covered balcony (natural gas hookup and additional storage). The gourmet kitchen is showcased by stainless steel appliances, chick full-height white cabinetry, a large pantry & a spacious dining area perfect for the home gourmet chef! The primary bedroom comes with a spacious walk-in closet, a perfect place to relax and unwind. Completing this fantastic unit is a 3 piece bathroom (upgraded shower stall & glass) & spacious laundry room. Other upgrades include a titled underground parking stall, assigned storage locker, triple pane windows, upgraded vinyl plank flooring + much more! The AUGUST offers tons of amenities including a 700 SQ FT lounge/kitchen, a 4200 SQ FT rooftop patio with gas fireplace, a secured front lobby, bike storage & car wash. Located in the University District, this property is close to the trendy shops/restaurants (Cineplex, Staples, 24 hrs McDonalds, The Alley cafe shop, Medical offices, Village Ice Crea, Shepherd drug mart, Five Guys, OEB, Monogram Coffee, The Banquet, The Borough Bar & Grill, Orange Theory, YYC Cycle Spin, Plantlife, Pet Planet etc.), grocery store (Save on Foods), transit, the University of Calgary, the Children’s Hospital, Market Mall, the parks & paths and much more to see. The Bow River and a short commute only 10 minutes drive to downtown Calgary! This unit shows 10/10.