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305, 4138 University Avenue NW  
Calgary, Alberta

MLS # A2185130



\$679,900

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

|             |   |            |        |
|-------------|---|------------|--------|
| Heating:    | Baseboard, Hot Water, Natural Gas   | Water:     | -      |
| Floors:     | Vinyl Plank   | Sewer:     | -      |
| Roof:       | Tar/Gravel  | Condo Fee: | \$ 775 |
| Basement:   | None  | LLD:       | -      |
| Exterior:   | Brick, Composite Siding, Concrete, Wood Frame   | Zoning:    | DC     |
| Foundation: | Poured Concrete   | Utilities: | -      |
| Features:   | Closet Organizers, Double Vanity, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Quartz Counters, Storage, Vinyl Windows |            |        |

**Inclusions:** 3 A/C units. (1 - Living Room, 1 - Primary Bedroom, 1 -2nd Bedroom)

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.