

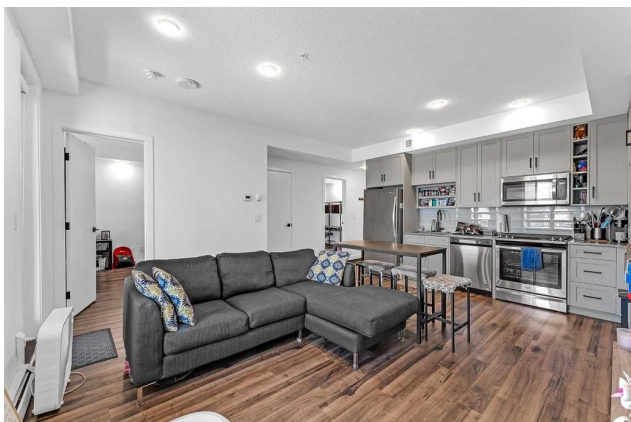


THE
A-TEAM

**RE/MAX
FIRST**

4138 UNIVERSITY Avenue #506, Calgary T3B 6L4

MLS®#: **A2155136** Area: **University District** Listing Date: **08/04/24** List Price: **\$515,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2020**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Finished Floor Area
 Abv Sqft: **720**
 Low Sqft:
 Ttl Sqft: **720**

Underground

DOM

45
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony, BBQ gas line**

Kitchen Appl: **Dishwasher, Gas Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings**
 Int Feat: **Built-in Features, Elevator, High Ceilings, Open Floorplan, Quartz Counters, Recessed Lighting**
 Utilities:

Construction: **Brick, Composite Siding, Concrete, Wood Frame**
 Flooring: **Vinyl Plank**
 Water Source:
 Fnd/Bsmt:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom	Level 5	9`6" x 9`5"	Bedroom - Primary	Level 5	12`5" x 11`7"
3pc Ensuite bath	Level 5	5`5" x 5`4"	Laundry	Level 5	3`7" x 3`9"
4pc Bathroom	Level 5	6`2" x 5`4"	Foyer	Level 5	6`7" x 5`2"
Kitchen	Level 5	9`5" x 16`10"	Living Room	Level 5	5`10" x 14`0"
Storage	Level 5	5`9" x 2`9"	Balcony	Level 5	6`4" x 16`9"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$531

Leasehold
Fee Freq:
Monthly

DC

Legal Desc: 2011323

Remarks

Pub Rmks: ****Investor Alert!** Experience urban luxury living in the heart of the University District with this stunning 2-bedroom, 2-bathroom unit. Located just minutes from the University of Calgary, Market Mall, and the Children's Hospital, this spacious unit offers both convenience and style. Step inside to find a breathtaking space featuring modern finishings, 9 ft ceilings, and an open floorplan. The kitchen is equipped with stainless steel appliances, a gas range, quartz countertops, ceiling-height cabinets, and recessed lighting. The living area extends to a covered balcony with storage room, perfect for relaxing or entertaining. This unit also includes in-unit laundry, additional assigned storage locker separate from the unit, and secure Titled underground parking. Residents can enjoy the 2nd-floor rooftop patio with a gas firepit and cozy seating, a sizeable lobby with washrooms, and a party room with a full kitchen for hosting guests. Enjoy the vibrant community with bike/walk paths, restaurants, a movie theatre, parks, and the C-Train all within walking distance. Don't miss out on this incredible opportunity! Book your private showing today!**

Inclusions: **None**
Property Listed By: **MarketEdge Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



