



THE
A-TEAM

**RE/MAX
FIRST**

4138 UNIVERSITY Avenue #529, Calgary T3B6L4

MLS® #: **A2155265** Area: **University District** Listing Date: **08/05/24** List Price: **\$409,800**
 Status: **Active** 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:

Finished Floor Area
 Abv Sqft: **514**
 Low Sqft:
 Ttl Sqft: **514**

DOM

44
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Heated Garage,Titled,Underground**

Utilities and Features

Roof: **Tar/Gravel** Construction: **Brick,Composite Siding,Mixed,Wood Frame**
 Heating: **Baseboard,Boiler,Central,Natural Gas** Flooring: **Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Balcony,Courtyard,Fire Pit,Lighting,Private Entrance,Uncovered Courtyard** Fnd/Bsm: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Range,ENERGY STAR Qualified Appliances,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **Built-in Features,High Ceilings,Pantry,Quartz Counters,Recessed Lighting,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	11`7" x 11`6"	Kitchen	Main	5`8" x 12`3"
Dining Room	Main	5`7" x 12`4"	Bedroom - Primary	Main	9`11" x 12`4"
4pc Bathroom	Main	5`7" x 7`7"			

Legal/Tax/Financial

Condo Fee:
\$343

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **2011323**

Remarks

Pub Rmks: **Welcome to the August in University District! This amazing 5th flr unit has been very lightly lived in and has an abundance of natural light thanks to the North West facing windows and private balcony. This end unit has a bright open plan with light colors, 9ft ceilings and durable luxury vinyl plank flooring. Underground parkade includes: 1 titled parking spot, storage locker. Underground visitor parking stalls, Bike Storage room, and Car wash bay. The building is conveniently located in the heart of University District. Numerous amenities located within blocks and walking distance to Market Mall, Children's hospital, the University of Calgary and many more.**

Inclusions: **N/A**
Property Listed By: **Bow Realty**

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