

4138 UNIVERSITY Avenue #316, Calgary T3B6L4

MLS® #: **A2161462** Area: **University District** Listing Date: **08/30/24** List Price: **\$395,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**
 Sub Type: **Calgary**
 City/Town: **Calgary**
 Year Built: **2020**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **500**
 Low Sqft:
 Ttl Sqft: **500**

DOM
20
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Parking
 Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Underground**

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony**
 Construction: **Brick, Composite Siding**
 Flooring: **Tile, Vinyl Plank**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher, Dryer, Gas Range, Microwave Hood Fan, Refrigerator, Washer**
 Int Feat: **Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	13`8" x 9`7"	Living Room	Main	11`1" x 10`1"
Storage	Main	3`3" x 2`8"	Laundry	Main	6`10" x 3`8"
Bedroom - Primary	Main	11`1" x 9`5"	3pc Bathroom	Main	7`8" x 5`7"

Legal/Tax/Financial

Condo Fee: **\$369** Title: **Leasehold** Zoning: **DC**
 Fee Freq:

Monthly

Legal Desc: 2011323

Remarks

Pub Rmks: **This gorgeous 1 bedroom 1 bathroom condo offers urban, amenity-rich living at its finest, in one of Calgary's most vibrant and sustainably built communities. With an open-concept layout, 9-foot ceilings and large picture windows opening onto your private patio area, this condo feels bright and spacious throughout. The beautifully designed kitchen boasts stylish finishes like quartz countertops and stainless-steel appliances, including a sleek slide in-stove, an over the range microwave, refrigerator, and dishwasher. Contemporary cabinetry provides storage and a modern, yet timeless aesthetic you'll love. The living room area is ideal for relaxing after a long day or spending time with friends. You'll also enjoy the extra entertaining space your private covered patio area provides - including a gas BBQ hook up. The primary bedroom is full of natural light from the large window overlooking your patio area. This room also has enough space for a desk - a great option if you work from home. The walk-in closet helps make getting ready everyday easier and provides excellent storage to keep things organized. This condo also features a beautiful 3-piece washroom designer finishes from top to bottom, including the large shower with a rain shower style fixture. You'll also love the convenience of your own private in suite laundry. This condo is situated in the "August" building, in the heart of University District. Residents have access to a 700 sq ft lounge with kitchen located off the main secured front lobby, as well as a 4,200 square foot common area patio with gas fireplace, bench seating and more. Other notable building amenities include an underground parking garage with a car wash. Built in 2020, the August is BUILT GREEN® certified - giving you peace of mind that it has been designed and built with a focus on sustainability and environmental best practices. Living in University District means you'll be just steps to shops, groceries, services, an off-leash dog park, restaurants, entertainment, and more. This home is within walking distance to U of C and Children's Hospital, has easy access to transit, bike networks and major driving routes. You won't find a better location that delivers so much value! Book your viewing today to see all this wonderful condo has to offer!**

Inclusions: N/A
Property Listed By: RE/MAX First

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







