



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**4138 UNIVERSITY Avenue #409, Calgary T3B 6L4**

MLS® #: **A2172625**      Area: **University District**      Listing Date: **10/16/24**      List Price: **\$589,900**  
 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:

Access:  
 Lot Feat:  
 Park Feat: **Parkade**

Finished Floor Area  
 Abv Sqft: **880**  
 Low Sqft:  
 Ttl Sqft: **880**

DOM

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

Parking  
 Ttl Park: **2**  
 Garage Sz:

Utilities and Features

Roof:  
 Heating: **Baseboard**  
 Sewer:  
 Ext Feat: **Other**

Construction:  
**Other, See Remarks**  
 Flooring:  
**Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer**  
 Int Feat: **No Animal Home, No Smoking Home, Open Floorplan**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	7' 4" x 4' 10"	Kitchen	Main	12' 0" x 8' 1"
Dining Room	Main	8' 2" x 13' 1"	Living Room	Main	11' 3" x 13' 7"
Laundry	Main	5' 0" x 5' 1"	Balcony	Main	23' 4" x 5' 9"
Bedroom - Primary	Main	11' 1" x 14' 8"	Bedroom	Main	9' 5" x 9' 1"
Walk-In Closet	Main	6' 1" x 4' 1"	Other	Main	5' 4" x 2' 0"
4pc Bathroom	Main	8' 5" x 4' 10"	3pc Ensuite bath	Main	8' 1" x 8' 3"

Legal/Tax/Financial

Condo Fee: **\$655**      Title: **Fee Simple**      Zoning: **DC**  
 Fee Freq:

Monthly

Legal Desc: 2011323

Remarks

Pub Rmks: **Stunning Views! Sunny SW CORNER Property - 2 bedrooms, 2 bathrooms, 2 titled parking stalls! This nearly brand new corner unit will thrill the most discerning buyer, with the open plan concept that is laden with floor-to-ceiling windows! The chef's gourmet kitchen has never been fully used....and boasts an oversized central island, stylish custom cabinetry and high-end stainless steel appliances! The two bedrooms are separated by the living room and thus offer privacy. The primary bedroom has a full ensuite bathroom and walk in closet space. Bedroom two has an adjacent full bathroom. In-suite laundry / storage area. Two titled underground parking stalls (#298, #299) plus a full storage locker in the parkade # 29. The AUGUST Complex boasts a range of amenities, including a lounge/party room, a rooftop common area, and bicycle storage. Located near supermarkets, restaurants, coffee shops, movie theatre, public transportation, the University of Calgary, Alberta Children's Hospital, plus Market Mall. You will enjoy all amenities within minutes of this "like brand new" property!**

Inclusions: N/A  
Property Listed By: eXp Realty

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



















