

4138 UNIVERSITY Avenue #314, Calgary T3B 6L4

MLS® #: **A2179855** Area: **University District** Listing Date: **11/19/24** List Price: **\$435,000**
 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: **503**
 Low Sqft:
 Ttl Sqft: **503**

DOM
32
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **High-Rise (5+)**
Parking
 Ttl Park: **1**
 Garage Sz:

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

Utilities and Features

Roof: **Tar/Gravel** Construction: **Brick,Composite Siding**
 Heating: **Baseboard** Flooring: **Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Balcony,Storage** Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer**
 Int Feat: **Elevator,No Animal Home,No Smoking Home,Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	4`1" x 6`1"	Laundry	Main	3`8" x 6`10"
Kitchen With Eating Area	Main	9`7" x 13`9"	Living Room	Main	10`1" x 11`0"
Bedroom - Primary	Main	9`6" x 11`1"	3pc Bathroom	Main	5`7" x 7`10"

Legal/Tax/Financial

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

Monthly

Legal Desc: 2011323

Remarks

Pub Rmks: **ATTENTION PROPERTY INVESTORS, FIRST TIME HOME BUYERS or DOWNSIZERS!!** Experience contemporary urban living at its finest in the **AUGUST** Complex, nestled in the heart of Calgary's newest vibrant University District. This beautifully updated condo boasts a bright, open-concept design with soaring 9-foot ceilings that create a sense of space and light throughout. The modern kitchen is a chef's dream, featuring sleek stainless steel appliances, elegant quartz countertops, and custom white and bright ceiling-height cabinets. A spacious dining area invites gatherings, while the adjacent living room opens to an expansive and private balcony overlooking a serene courtyard, complete with a gas line for convenient barbecue grilling and additional storage locker. The inviting primary bedroom is flooded with natural light through a large window and offers ample storage with a walk-in closet. Additional features include a full bathroom with stand up shower and beautiful tile, in-suite laundry, underground titled parking located on P1, and a separate storage cage located on P2. Residents of the **AUGUST** complex also enjoy access to a variety of premium amenities, such as a stylish lounge/party room, a rooftop patio with panoramic views, secure bicycle storage and a convenient carwash located in the parkade. Ideally located near supermarkets, restaurants, coffee shops, a movie theatre, public transit, the University of Calgary, Alberta Children's Hospital, and Market Mall, this condo offers the ultimate in convenience and lifestyle. With some of the **LOWEST CONDO FEES** in Calgary this one won't last long!

Inclusions: tv wall mounts (2), dishwasher, dryer, electric stove, microwave hood fan, refrigerator, washer, garage controls
Property Listed By: CIR Realty

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











