

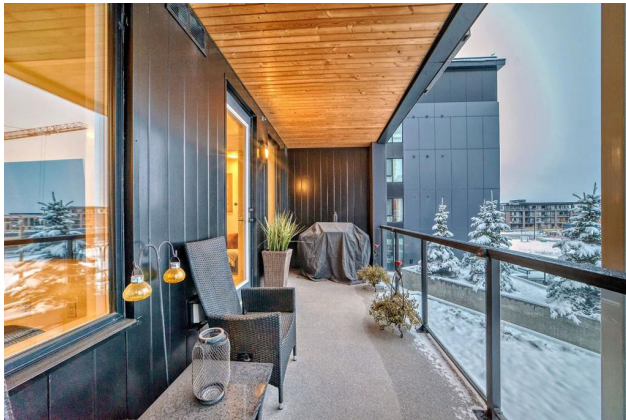


THE
A-TEAM

**RE/MAX
FIRST**

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:

Access:

Lot Feat:
 Park Feat: **Underground**

Finished Floor Area

Abv Sqft: **503**
 Low Sqft:
 Ttl Sqft: **503**

DOM

64
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Tar/Gravel**
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony,Storage**

Construction: **Brick,Composite Siding**
 Flooring: **Vinyl Plank**
 Water Source:
 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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
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: **** OPEN HOUSE SATURDAY JAN 25th 1:00-3:00pm** 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







