



THE
A-TEAM

**RE/MAX
FIRST**

4138 UNIVERSITY Avenue #305, Calgary T2L 2K7

MLS®#: **A2185130** Area: **University District** Listing Date: **01/03/25** List Price: **\$698,000**
 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:

Heated Garage,Secured,Side By Side,Stall,Titled,Underground

Finished Floor Area

Abv Sqft: **1,059**
 Low Sqft:
 Ttl Sqft: **1,059**

DOM

6

Layout

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

Parking

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

Utilities and Features

Roof: **Tar/Gravel**
 Heating: **Baseboard,Hot Water,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,BBQ gas line**

Construction: **Brick,Composite Siding,Concrete,Wood Frame**
 Flooring: **Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked**
 Int Feat: **Closet Organizers,Double Vanity,Kitchen Island,Low Flow Plumbing Fixtures,Open Floorplan,Quartz Counters,Storage,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	5`0" x 6`10"	Kitchen With Eating Area	Main	8`1" x 14`4"
Living Room	Main	11`9" x 19`4"	Den	Main	7`4" x 8`5"
Bedroom - Primary	Main	12`4" x 13`0"	Bedroom	Main	10`1" x 10`8"
Laundry	Main	3`5" x 5`10"	4pc Bathroom	Main	5`2" x 9`9"
4pc Ensuite bath	Main	5`0" x 11`3"			

Legal/Tax/Financial

Condo Fee:
\$775

Title:
Leasehold
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **2011323**

Remarks

Pub Rmks: **Former show suite in the stylish August building. This 2 bedroom, 2 full bathroom, plus den suite is a lovely open plan overlooking Univerity Avenue. Features include 9ft ceilings, upgraded luxury vinyl plank flooring, full-height cabinets, stainless steel appliances, quartz countertops, full-height backsplash, triple pane windows, and one of the largest balconies. This former show suite is equipped with 3 A/C units, 1 in each of the bedrooms and the third in the living room. Two Titled side-by-side parking stalls are included, along with a storage unit and bike storage. All are located in the heated underground parkade. The centrally located August building is ultra-convenient with restaurants, theaters, coffee shops, and groceries all easily walkable out your front door. Enjoy the amenities the building has to offer which include a 700 square foot lounge with kitchen located off the main lobby, car wash bay in the parade, a 4200 sqft rooftop patio with bench seating, planters and gas fireplace. Book your private showing today.**

Inclusions: **3 A/C units. (1 - Living Room, 1 - Primary Bedroom, 1 -2nd Bedroom)**

Property Listed By: **CIR Realty**

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







