



THE
A-TEAM

**RE/MAX
FIRST**

4138 UNIVERSITY Avenue #216, Calgary T3B 6K3

MLS®#: **A2196982** Area: **University District** Listing Date: **02/26/25** List Price: **\$397,000**
 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:

Finished Floor Area
 Abv Sqft: **501**
 Low Sqft:
 Ttl Sqft: **501**

Secured,Titled,Underground

DOM

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

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony,BBQ gas line,Courtyard**

Construction: **Brick,Composite Siding**
 Flooring: **Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Cooktop,Microwave Hood Fan,Refrigerator,Washer/Dryer**
 Int Feat: **High Ceilings,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Storage,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	42`8" x 20`3"	Bedroom	Main	36`4" x 32`3"
Dining Room	Main	29`0" x 15`0"	Living Room	Main	36`4" x 33`1"
3pc Bathroom	Main	25`2" x 18`4"	Walk-In Closet	Main	18`4" x 15`10"
Laundry	Main	22`5" x 12`0"	Entrance	Main	12`10" x 9`10"

Legal/Tax/Financial

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

Fee Freq:
Monthly

Legal Desc: **2011323;7**

Remarks

Pub Rmks: **FANTASTIC LOCATION!!! Great Investment!! Conveniently located on the second floor of the August building at sought after University District, one of the award-winning urban communities in Calgary. Live your urban vibe community dreams in this sophisticated apartment building located on the main street. Every amenity at your doorstep! This gorgeous and well maintained 1 bedroom condo features open concept floorplan, all stainless-steel appliances, 9' ceilings, beautiful quartz countertops, a functional and well laid-out kitchen, a cozy full bathroom and an in-suite laundry. The huge bedroom has a spacious walk-in closet ready for you to conquer and design. The bright and modern living space is perfect for family entertainment and relaxation after long day of activities. Enjoy your huge balcony with BBQ gas line and an extra storage room. The balcony is adjacent to building's courtyard garden that can be an extension of your retreat or entertainment. The convenience of your secured TITLED underground parking stall, bike storage and extra parkade locker. The building has a cozy lounge for residents and a private amenity room that can be booked for your event. GREAT LOCATION, EXCELLENT AMENITIES, INNOVATIVE AND SUSTAINABLE COMMUNITY. The building is short distance to hospitals, university and mall. WALKING distance to bus stops, natural spaces, all-seasons central park, playgrounds, and more. University District is a well-established and vibrant community that features wide range of options for work life balance, dining, groceries, shopping, bank, cinema, local retailers, coffee shops, dental, daycare and more. EASY ACCESS to major highways and short drive to the mountains. Don't miss your opportunity to call this your new home in one of the most desirable communities in Calgary! University District has lots to offer in the present and in the future. Find out and book your private showing with your favorite agent today! THIS CAN BE THE PLACE TO CREATE YOUR NEW BEAUTIFUL MEMORIES!**

Inclusions:
Property Listed By: **Window Coverings;
CIR Realty**

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







