

**305, 4138 University Avenue NW
Calgary, Alberta**

MLS # A2227612



\$674,000

Division:	University District		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,059 sq.ft.	Age:	2020 (5 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 775
Basement:	None	LLD:	-
Exterior:	Brick, Composite Siding, Concrete	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Elevator, Kitchen Island, Quartz Counters, See Remarks, Storage		

Inclusions: A/C units (3)

Former show suite in the stylish August building, all furniture is negotiable. This 2-bedroom, 2 full bathroom, plus den suite is a lovely, open-plan overlooking University 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.