

**612, 4138 University Avenue NW  
Calgary, Alberta**

**MLS # A2281571**



# \$629,900

<b>Division:</b>	University District		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,026 sq.ft.	<b>Age:</b>	2020 (6 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, See Remarks	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 794
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Elevator, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Storage, Walk-In Closet(s)		

**Inclusions:** none

Welcome to a TOP floor condo unit in the August building in the heart of University District. This unit is walking distance to all the great restaurants, coffee shops and the Save on Foods grocery store. (who needs a car!). Unit was marketed as a 3 bedroom plan by the builder (Avi Urban) but currently is a 1 bedroom + den (walk in closet) + 2nd living room (which can be converted back to a bedroom). The balcony is approx 263 sq feet (36 ft long x 6.8ft wide), comes w/ storage units on both ends, & has protective bird screens (upgrade). The balcony is huge and allows for plenty of furniture to be configured on it. Upon entry into the unit, a spacious laundry room with ample storage awaits. The 2nd 4 piece bathroom (tub/shower) w/ quartz countertops and tile flooring. The entire unit except the bathrooms has light brown vinyl plank flooring. The unit feels quite large with 10ft + ceilings & huge floor to ceiling windows which adds a plethora of natural light. The kitchen is large with upgraded SS appliances, quartz counter tops, & grey cabinets (additional added for more storage). The front living room can be converted back to a 2nd bedroom if buyer wishes. The primary bedroom is large with its own access to the patio. The ensuite has dual sinks, quartz counter tops, matching cabinets to the kitchen and a huge walk in shower w/ wand for washing (upgrade). The walk in closet is close to 50 sq ft (7.25 x 7.5) allowing for tons of clothes, shoes, & accessories. The den allows for a twin size bed or murphy bed arrangement and has its own walk in closet. The future buyer has plenty of options to personalize it to their liking. The unit has its own AC unit (upgrade) + upgraded custom finished blinds throughout + Telus fibre optic. The unit comes with 2 titled parking spots (265/266) + separate storage unit (P2). The main floor has a party room that can be booked for gatherings or used as a quit

study area. The 2nd floor has an outdoor patio for residents. Don't miss this awesome opportunity enter condo ownership as a 1st time buyer or downsize from a neighboring NW community and enjoy the numerous amenities that residence have come to enjoy!