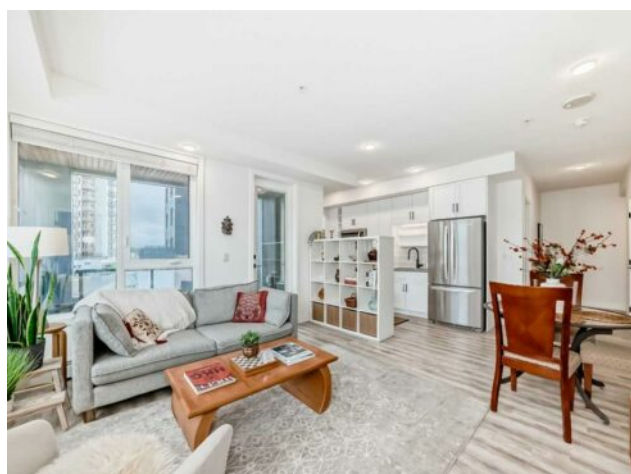


**227, 4138 University Avenue NW
Calgary, Alberta**

MLS # A2285588



\$499,999

Division:	University District		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	808 sq.ft.	Age:	2020 (6 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	Back Lane		

Heating:	Baseboard	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 630
Basement:	None	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	SR
Foundation:	Poured Concrete	Utilities:	-
Features:	Elevator, Pantry, Quartz Counters		

Inclusions: NA

Welcome to this stylish and beautiful 2-bedroom, 2-bathroom condo in the sought after NW community of University District! This modern condo has been thoughtfully designed with an open-concept layout featuring premium vinyl plank flooring throughout, creating a seamless flow between living spaces. The primary bedroom is generously sized and features a 3-piece ensuite with larger shower and a walk-in closet. A second bedroom is situated on the other side of the unit which can also be used as an office and has a four-piece bathroom across from it. The functional kitchen boasts stainless steel appliances, gas stove, full-height white cabinetry, quartz countertops and a built-in pantry providing lots of storage. The living room opens up to the dining room with a large balcony extending the indoor space for entertaining guests. This desirable corner unit condo allows lots of natural light to flow through it showcasing large windows in almost every room. The in-suite laundry with extra room for storage provides added convenience. The August building offers an impressive array of amenities including a roof-top deck, party room and lounge as well as a car wash in the secure underground area. This unit also comes with a titled underground parking spot and an oversized storage unit, providing exceptional value to this home. This pet-friendly building is also located in one of the most desirable locations in NW Calgary -- steps away from all the amenities one could desire, including Save-On-Foods, Shoppers Drug Mart, Cineplex Theatre, Market Mall and an array of restaurants and coffee shops. This location is ideal for professionals working nearby or studying at the University of Calgary, empty-nesters, investors or anyone seeking a modern, urban lifestyle with easy access to major routes and transportation hubs. Book your private viewing now before this spectacular

condo is sold!