

409, 4138 University Avenue NW
Calgary, Alberta

MLS # A2172625



\$589,900

Division:	University District		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment		
Size:	880 sq.ft.	Age:	2020 (4 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 655
Basement:	-	LLD:	-
Exterior:	Other, See Remarks	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

Stunning Views! Sunny SW CORNER Property - 2 bedrooms, 2 bathrooms, 2 titled parking stalls! This nearly brand new corner unit will thrill the most discerning buyer, with the open plan concept that is laden with floor-to-ceiling windows! The chef's gourmet kitchen has never been fully used....and boasts an oversized central island, stylish custom cabinetry and high-end stainless steel appliances! The two bedrooms are separated by the living room and thus offer privacy. The primary bedroom has a full ensuite bathroom and walk in closet space. Bedroom two has an adjacent full bathroom. In-suite laundry / storage area. Two titled underground parking stalls (#298, #299) plus a full storage locker in the parkade # 29. The AUGUST Complex boasts a range of amenities, including a lounge/party room, a rooftop common area, and bicycle storage. Located near supermarkets, restaurants, coffee shops, movie theatre, public transportation, the University of Calgary, Alberta Children's Hospital, plus Market Mall. You will enjoy all amenities within minutes of this "like brand new" property!