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401, 4138 University Avenue NW  
Calgary, Alberta

MLS # A2184993



**\$449,900**

<b>Division:</b>	University District		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	610 sq.ft.	<b>Age:</b>	2020 (5 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Covered, Enclosed, Heated Garage, Parkade, Secured, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 458
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Elevator, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

**Inclusions:** drapes, rods, electronic blinds with remote, 3 fobs, TV Mount, primary closet built ins

Experience Urban Elegance at the "August at University District" in Calgary's Coveted University District!! Discover the perfect blend of modern sophistication and convenience in this meticulously designed two-bedroom, one-bathroom condo with 2 titled parking stalls!! Ideally situated as an end unit on the 4th floor, this residence boasts 610 square feet of thoughtfully crafted living space, highlighted by 9-foot ceilings, vinyl plank flooring and a bright, open-concept layout. With its contemporary design and prime location, this home offers the ultimate urban lifestyle in one of Calgary's most sought-after communities. The stylish kitchen is a true centerpiece, featuring sleek stainless steel appliances, full-height white cabinetry, quartz countertops. The bright and spacious living and dining areas are bathed in natural light, thanks to oversized windows with electronic blinds, creating an inviting atmosphere. Step onto your private balcony, equipped with a natural gas hookup, a great place to enjoy the sights and sounds of the lively community! The primary bedroom offers ample space and comfort with a large closet with custom built ins, accompanied by a versatile second bedroom and a well-appointed 3-piece bathroom with upgraded tile and two seats in the shower. Additional conveniences include in-suite laundry, 2 titled underground parking stalls an assigned storage locker, air conditioning, a car wash bay, and secure bike storage!! The "August at University District" offers an array of exceptional amenities with an affordable condo fee, including a lounge with a kitchen for entertaining or studying, and a showstopping 4,200-square-foot outdoor patio with a gas fireplace—a perfect retreat for relaxation and social gatherings. This pet-friendly building is ideally situated near key landmarks like the Alberta Children's Hospital, Foothills Medical

Centre, University of Calgary, and Market Mall. Enjoy the vibrant neighborhood, with a wealth of local favorites just steps away, including OEB Breakfast, Monogram Coffee, Charcut, Orange Theory Fitness, Hot Yoga, Save-On-Foods, Cineplex, and Cobs Bread. A nearby dog park adds to the appeal for pet owners. Immerse yourself in the energetic, walkable lifestyle of Calgary's University District and make this condo your new home for contemporary urban living! Exceptional Value and pride of ownership is shown throughout this lovingly cared for unit. An incredible investment in the perfect location.