

**216, 4138 University Avenue NW  
Calgary, Alberta****MLS # A2231410****\$353,000**

<b>Division:</b>	University District		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	502 sq.ft.	<b>Age:</b>	2020 (5 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Secured, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 369
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Walk-In Closet(s)		

**Inclusions:** N/A

FANTASTIC LOCATION!!! Great Investment!! Conveniently located on the second floor of the August building at sought after University District, one of the award-winning urban communities in Calgary. Live your urban vibe community dreams in this sophisticated apartment building located on the main street. Every amenity at your doorstep! This gorgeous and well maintained 1 bedroom condo features open concept floorplan, all stainless-steel appliances, 9' ceilings, beautiful quartz countertops, a functional and well laid-out kitchen, a cozy full bathroom and an in-suite laundry. The huge bedroom has a spacious walk-in closet ready for you to conquer and design. The bright and modern living space is perfect for family entertainment and relaxation after long day of activities. Enjoy your huge balcony with BBQ gas line and an extra storage room. The balcony is adjacent to building's courtyard garden that can be an extension of your retreat or entertainment. The convenience of your secured TITLED underground parking stall, bike storage and extra parkade locker. The building has a cozy lounge for residents and a private amenity room that can be booked for your event. GREAT LOCATION, EXCELLENT AMENITIES, INNOVATIVE AND SUSTAINABLE COMMUNITY. The building is short distance to hospitals, university and mall. WALKING distance to bus stops, natural spaces, all-seasons central park, playgrounds, and more. University District is a well-established and vibrant community that features wide range of options for work life balance, dining, groceries, shopping, bank, cinema, local retailers, coffee shops, dental, daycare and more. EASY ACCESS to major highways and short drive to the mountains. Don't miss your opportunity to call this your new home in one of the most desirable communities in Calgary! University District has lots to offer in the

present and in the future. Find out and book your private showing with your favorite agent today! THIS CAN BE THE PLACE TO CREATE YOUR NEW BEAUTIFUL MEMORIES!