

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

MLS # A2244256



\$534,999

Division:	University District		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	808 sq.ft.	Age:	2019 (6 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 630
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Concrete, Wood Frame	Zoning:	SR
Foundation:	-	Utilities:	Heating Paid For, Water Paid For
Features:	Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: NA

Welcome to this beautiful and stylish 2-bedroom, 2-bath condo in the sought after NW community of the University District! This modern and newer 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 large shower, and a walk-in closet. A spacious second bedroom located on the other side of the unit can also be used as an office and has a four-piece bathroom situated across from it. The kitchen boasts stainless steel appliances, gas stove, full-height white cabinetry, quartz countertops, and a built-in pantry, providing a modern and functional space. This stunning condo also offers added convenience with in-suite laundry. This corner unit also features a lovely balcony with outdoor seating for entertaining guests. The August building offers an impressive array of amenities including a roof-top deck, party room, lounge area, bicycle storage and a convenient car wash in the secure underground parking. This unit also comes with one titled parking stall, plus additional storage which is almost double the size of other storage units in the building providing exceptional value to this unit! This pet-friendly building is located in one of the most desirable neighbourhoods in Calgary, steps away from an array of amenities like Save-On-Foods, a bank, Cineplex movie theatre, Market Mall and an array of restaurants including OEB Breakfast Co., Monogram Coffee, or YYC Pasta Bar. Two elevators ensures easy access while the prime location offers direct routes to transportation hubs. This location is ideal for professionals working nearby or studying at the University of Calgary or anyone seeking a modern, urban lifestyle in a desirable community. Don't miss your chance to call this

spectacular condo your next home!