



**GRASSROOTS**  
REALTY GROUP

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305, 4138 University Avenue NW  
Calgary, Alberta

MLS # A2227612



**\$649,000**

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | University District                |               |                  |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                  |
| <b>Size:</b>     | 1,059 sq.ft.                       | <b>Age:</b>   | 2020 (5 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Titled, Underground                |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | -                                  |               |                  |

|                    |                                                                 |                   |        |
|--------------------|-----------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard, Natural Gas                                          | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Vinyl Plank                                                     | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Tar/Gravel                                                      | <b>Condo Fee:</b> | \$ 775 |
| <b>Basement:</b>   | None                                                            | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Composite Siding, Concrete                               | <b>Zoning:</b>    | DC     |
| <b>Foundation:</b> | Poured Concrete                                                 | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Elevator, Kitchen Island, Quartz Counters, See Remarks, Storage |                   |        |

|                    |               |
|--------------------|---------------|
| <b>Inclusions:</b> | A/C units (3) |
|--------------------|---------------|

Former show suite in the stylish August building, furniture is included. This 2-bedroom, 2-full bathroom, plus den/3rd bedroom suite is a lovely, open-plan overlooking University Avenue. Features include 2-titled underground parking stalls, 9ft ceilings, upgraded luxury vinyl plank flooring, full-height cabinets, stainless steel appliances, quartz countertops, full-height backsplash, triple pane windows, and one of the largest balconies. This former show suite is equipped with 3 A/C units, 1 in each of the bedrooms and the third in the living room, storage unit, and bike storage. All are located in the heated underground parkade. The centrally located August building is ultra-convenient with restaurants, theaters, coffee shops, and groceries all easily walkable out your front door. Enjoy the amenities the building has to offer which include a 700 square foot lounge with kitchen located off the main lobby, car wash bay in the parade, a 4200 sqft rooftop patio with bench seating, planters and gas fireplace. Book your private showing today.