



**520, 4138 University Avenue NW
Calgary, Alberta**

MLS # A2277387

\$395,000



Division:	University District		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	588 sq.ft.	Age:	2020 (6 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 455
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Concrete, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features: Windows	Closet Organizers, Elevator, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Vinyl		
Inclusions:	Wall Shelves in Living Room		

Welcome to this gorgeous 1 bed/1 bath + den unit in the heart of the University District! The unit features an open concept living space w/9' ceilings, luxury vinyl plank throughout the living space and loads of light through the large windows. The kitchen/dining features gorgeous white cabinetry, quartz counters, gas range, stainless appliances and enough space for a farm style table. The living area is great for entertaining, with mini split AC for the summer and walks out to a good sized balcony with extra storage & gas line for your BBQ., perfect for al fresco dinners The good sized primary bedroom has room for a king sized bed and amazing closet fitted with California Closet built ins. The den/office is great for those who work or study from home & also feature closet built ins. The bright 4 piece bath & in unit laundry complete the property. As well, there is one titled parking spot and an assigned storage unit, underground visitor parking, bike storage & car wash. The August in University District features a warm contemporary lobby and large common room w/kitchen, perfect for celebrating with family & friends. The building is ideally located next to the Alt Hotel by Le Germaine & Charcut restaurant, one block from the Children's Hospital, just blocks from U of C, and a quick walk to Save On, Cineplex cinemas, fitness centres, and many more restaurants & services. As well, it's close to the Bow River, Bowness Park, the Calgary Farmers Market and Winsport., and an easy jaunt out to the mountains. Book your showing today!