



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2277387**



**\$395,000**

<b>Division:</b>	University District		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	588 sq.ft.	<b>Age:</b>	2020 (6 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, 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>	\$ 455
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Concrete, 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, Recessed Lighting, Storage, Vinyl Windows		
<b>Inclusions:</b>	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!