



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

MLS # A2277387



\$385,000

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|------------------|------------------------------------|---------------|------------------|
| 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: | Closet Organizers, Elevator, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows | | |
| 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!