



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**305, 4138 University Avenue NW
Calgary, Alberta**

MLS # A2185130

\$679,900



Division:	University District		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment		
Size:	1,059 sq.ft.	Age:	2020 (5 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Secured, Side By Side, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 775
Basement:	None	LLD:	-
Exterior:	Brick, Composite Siding, Concrete, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Quartz Counters, Storage, Vinyl Windows		

Inclusions: 3 A/C units. (1 - Living Room, 1 - Primary Bedroom, 1 -2nd Bedroom)

Former show suite in the stylish August building. This 2 bedroom, 2 full bathroom, plus den suite is a lovely open plan overlooking University Avenue. Features include 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. Two Titled side-by-side parking stalls are included, along with a 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.