



# 4138 University Avenue Calgary Alberta

\$435,000

**\*\*\*Stunning Condo in the Heart of the University District\*\*\*** Discover urban living at its finest in this well-maintained 1 bedroom, 1 bathroom condo, ideally situated in the centre of the University District in the sought after AUGUST Complex. Perfect for investors or students attending the University of Calgary, this condo offers a blend of modern design and convenience. Upon entering, you'll be welcomed by 9-foot high ceilings and an open-concept design that seamlessly integrates the living room and kitchen. The living room extends to a private balcony overlooking the courtyard and common area, complete with a gas hookup and access to a storage room. The sleek, white kitchen features stainless steel appliances, quartz countertops, ceiling-height cabinets, and a spacious dining area. The primary bedroom offers ample space with a large window and a walk-in closet. The unit also includes a full bathroom and a laundry room. Additional Features offered by the AUGUST Complex includes: Party Room: Ideal for gatherings and celebrations. Outdoor Patio/Firepit Area: Perfect for enjoying warm evenings with friends and neighbours. Proximity to Parks: Enjoy the great outdoors with several parks just a short walk away. Close to Dining, Shopping, and Entertainment: Just seconds away from a variety of restaurants, shopping options, and entertainment venues. This condo represents a fantastic opportunity for those seeking a stylish and convenient living space in a vibrant community. Don't miss out on this exceptional property--contact us today to schedule a viewing! (id:6769)

3pc Bathroom 5.50 Ft x 7.42 Ft

Kitchen 9.75 Ft x 13.67 Ft

Primary Bedroom 9.58 Ft x 11.08 Ft

Living room 10.08 Ft x 11.08 Ft

Listing Presented By:



Originally Listed by:  
Greater Property Group

<http://www.brittanykilroe-realty.com/>



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**Mirror**

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