



# 4138 University Avenue Calgary Alberta

\$409,800

Welcome to the August in University District! This amazing 5th flr unit has been very lightly lived in and has an abundance of natural light thanks to the North West facing windows and private balcony. This end unit has a bright open plan with light colors, 9ft ceilings and durable luxury vinyl plank flooring. Underground parkade includes: 1 titled parking spot, storage locker. Underground visitor parking stalls, Bike Storage room, and Car wash bay. The building is conveniently located in the heart of University District. Numerous amenities located within blocks and walking distance to Market Mall, Children's hospital, the University of Calgary and many more. (id:6769)

Living room 11.58 Ft x 11.50 Ft

Kitchen 5.67 Ft x 12.25 Ft

Dining room 5.58 Ft x 12.33 Ft

Primary Bedroom 9.92 Ft x 12.33 Ft

4pc Bathroom 5.58 Ft x 7.58 Ft

Listing Presented By:



Originally Listed by:  
Bow Realty



See

**Mirror**

100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca