4138 University Avenue Calgary Alberta
$435,000

ATTENTION PROPERTY INVESTORS, FIRST TIME HOME BUYERS or DOWNSIZERS!! Experience contemporary urban living at its finest in the AUGUST Complex, nestled in the heart of Calgary's newest vibrant University District. This beautifully updated condo boasts a bright, open-concept design with soaring 9-foot ceilings that create a sense of space and light throughout. The modern kitchen is a chef's dream, featuring sleek stainless steel appliances, elegant quartz countertops, and custom white and bright ceiling-height cabinets. A spacious dining area invites gatherings, while the adjacent living room opens to an expansive and private balcony overlooking a serene courtyard, complete with a gas line for convenient barbecue grilling and additional storage locker. The inviting primary bedroom is flooded with natural light through a large window and offers ample storage with a walk-in closet. Additional features include a full bathroom with stand up shower and beautiful tile, in-suite laundry, underground titled parking located on P1, and a separate storage cage located on P2. Residents of the AUGUST complex also enjoy access to a variety of premium amenities, such as a stylish lounge/party room, a rooftop patio with panoramic views, secure bicycle storage and a convenient carwash located in the parkade. Ideally located near supermarkets, restaurants, coffee shops, a movie theatre, public transit, the University of Calgary, Alberta Children's Hospital, and Market Mall, this condo offers the ultimate in convenience and lifestyle. With some of the LOWEST CONDO FEES in Calgary this one won't last long! (id:6769)

Other	4.08 Ft x 6.08 Ft	Living room	10.08 Ft x 11.00 Ft
Laundry room	3.67 Ft x 6.83 Ft	Primary Bedroom	9.50 Ft x 11.08 Ft
Other	9.58 Ft x 13.75 Ft	3pc Bathroom	5.58 Ft x 7.83 Ft

Listing Presented By:

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