



## 4138 University Avenue Calgary Alberta

\$674,000

Former show suite in the stylish August building, all furniture is negotiable. 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. (id:6769)

Other 5.00 Ft x 6.83 Ft

Living room 11.75 Ft x 19.33 Ft

Primary Bedroom 12.33 Ft x 13.00 Ft

Bedroom 10.08 Ft x 10.67 Ft

Den 7.33 Ft x 8.42 Ft

Other 8.08 Ft x 14.33 Ft

Laundry room 3.42 Ft x 5.83 Ft

4pc Bathroom 5.00 Ft x 11.25 Ft

4pc Bathroom 5.17 Ft x 9.75 Ft

Listing Presented By:



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