



4138 University Avenue Calgary Alberta

\$435,000

Discover modern urban living in the AUGUST Complex, right in the lively University District! This updated 1-bedroom, 1-bathroom condo features a spacious open-concept layout with 9-foot ceilings. The sleek kitchen offers stainless steel appliances, quartz countertops, ceiling-height cabinets, and a generous dining area. The living room opens to a private balcony with beautiful courtyard views and a gas line for easy barbecue hookup. The primary bedroom is bright and airy with a large window and a walk-in closet. The unit also includes a full bathroom, a laundry room, titled underground parking, and a storage locker. The AUGUST Complex boasts a range of amenities, including a lounge/party room, a rooftop common area, and bicycle storage. Located near supermarkets, restaurants, coffee shops, movie theatre, public transportation, the University of Calgary, Alberta Children's Hospital, Market Mall, and more! Don't miss this opportunity to live in a great community and schedule a viewing today! (id:6769)

Living room 11.00 Ft x 10.08 Ft

Kitchen 13.58 Ft x 9.58 Ft

Primary Bedroom 11.08 Ft x 9.42 Ft

Other 5.58 Ft x 4.83 Ft

Laundry room 6.83 Ft x 3.67 Ft

3pc Bathroom 7.75 Ft x 5.50 Ft

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