



4138 University Avenue Calgary Alberta

\$385,000

Welcome to this gorgeous 1 bed/1 bath + den unit in the heart of the University District! The unit features an open concept living space w/9' ceilings, luxury vinyl plank throughout the living space and loads of light through the large windows. The kitchen/dining features gorgeous white cabinetry, quartz counters, gas range, stainless appliances and enough space for a farm style table. The living area is great for entertaining, with mini split AC for the summer and walks out to a good sized balcony with extra storage & gas line for your BBQ., perfect for al fresco dinners The good sized primary bedroom has room for a king sized bed and amazing closet fitted with California Closet built ins. The den/office is great for those who work or study from home & also feature closet built ins. The bright 4 piece bath & in unit laundry complete the property. As well, there is one titled parking spot and an assigned storage unit, underground visitor parking, bike storage & car wash. The August in University District features a warm contemporary lobby and large common room w/kitchen, perfect for celebrating with family & friends. The building is ideally located next to the Alt Hotel by Le Germaine & Charcut restaurant, one block from the Children's Hospital, just blocks from U of C, and a quick walk to Save On, Cineplex cinemas, fitness centres, and many more restaurants & services. As well, it's close to the Bow River, Bowness Park, the Calgary Farmers Market and Winsport., and an easy jaunt out to the mountains. Book your showing today! (id:6769)

Other 4.00 Ft x 5.83 Ft
Laundry room 2.83 Ft x 4.08 Ft
Den 8.42 Ft x 7.83 Ft
Other 9.33 Ft x 13.75 Ft

Living room 9.75 Ft x 11.00 Ft
4pc Bathroom 8.33 Ft x 5.67 Ft
Primary Bedroom 11.83 Ft x 10.08 Ft

Listing Presented By:



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