

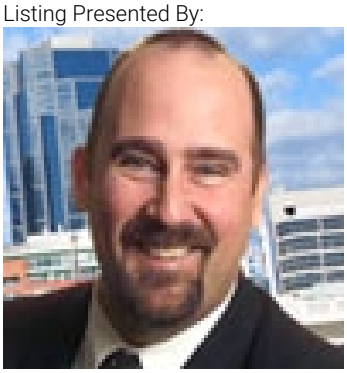
4138 University Avenue Calgary Alberta

$549,900

Exceptional condo living awaits in the sought-after August building in University District! This beautifully maintained, like-new two-bedroom plus den, two-full-bath apartment offers two underground parking stalls, outstanding storage and an impressive 40-foot south-facing balcony complete with a gas line for your BBQ. The bright, open-concept floor plan features high ceilings, expansive windows and an abundance of natural light. The well-appointed kitchen features quartz countertops, stainless steel appliances, a huge island and ample workspace. Additional features include vinyl plank flooring, air conditioning and power blinds with remote control throughout. The spacious primary bedroom offers a large walk-in closet and a four-piece ensuite with a large double-sink vanity. The second bedroom is complemented by a separate four-piece main bathroom with a bathtub. A separate den, convenient in-suite laundry with additional storage, a dedicated storage locker in the parkade and extra storage off the balcony add to the functionality of this home. This well-managed, pet-friendly complex offers excellent amenities including a party room, car wash and rooftop patio. University District provides an exceptional lifestyle, with restaurants, coffee shops, shopping, fitness facilities, parks and everyday amenities right at your doorstep. Conveniently located close to the University of Calgary and Alberta Children's Hospital, with quick access to Crowchild Trail, downtown Calgary and the LRT. An outstanding opportunity to enjoy modern condo living in one of northwest Calgary's most desirable communities! (id:6769)

Great room 18.58 Ft x 11.08 Ft
Other 14.25 Ft x 8.17 Ft
Primary Bedroom 13.00 Ft x 10.83 Ft
Other 7.17 Ft x 7.25 Ft
4pc Bathroom 11.17 Ft x 5.00 Ft
Bedroom 11.25 Ft x 9.00 Ft
4pc Bathroom 8.25 Ft x 4.92 Ft
Den 13.00 Ft x 8.00 Ft
Laundry room 6.33 Ft x 7.42 Ft

Listing Presented By:



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