



# AUGUST

AT UNIVERSIT DISTRICT



## 4138 University Avenue Calgary Alberta

\$515,000

**\*\*Investor Alert!\*\*** Experience urban luxury living in the heart of the University District with this stunning 2-bedroom, 2-bathroom unit. Located just minutes from the University of Calgary, Market Mall, and the Children's Hospital, this spacious unit offers both convenience and style. Step inside to find a breathtaking space featuring modern finishings, 9 ft ceilings, and an open floorplan. The kitchen is equipped with stainless steel appliances, a gas range, quartz countertops, ceiling-height cabinets, and recessed lighting. The living area extends to a covered balcony with storage room, perfect for relaxing or entertaining. This unit also includes in-unit laundry, additional assigned storage locker separate from the unit, and secure Titled underground parking. Residents can enjoy the 2nd-floor rooftop patio with a gas firepit and cozy seating, a sizeable lobby with washrooms, and a party room with a full kitchen for hosting guests. Enjoy the vibrant community with bike/walk paths, restaurants, a movie theatre, parks, and the C-Train all within walking distance. Don't miss out on this incredible opportunity! Book your private showing today! (id:6769)

Bedroom 9.50 Ft x 9.42 Ft  
 Primary Bedroom 12.42 Ft x 11.58 Ft  
 3pc Bathroom 5.42 Ft x 5.33 Ft  
 Laundry room 3.58 Ft x 3.75 Ft  
 4pc Bathroom 6.17 Ft x 5.33 Ft

Foyer 6.58 Ft x 5.17 Ft  
 Kitchen 9.42 Ft x 16.83 Ft  
 Living room 5.83 Ft x 14.00 Ft  
 Storage 5.75 Ft x 2.75 Ft  
 Other 6.33 Ft x 16.75 Ft

Listing Presented By:



Originally Listed by:  
 MarketEdge Realty

**RE/MAX Realty Professionals**

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