



4138 University Avenue Calgary Alberta

\$580,000

Welcome to this stunning southwest corner unit in the heart of The University District! This bright and airy 2-bedroom, 2-bath condo offers modern living with spectacular views of the Alberta Children's Hospital and surrounding area. The thoughtfully designed open-concept layout features premium vinyl plank flooring throughout, creating a seamless flow between living spaces. Step into the open-concept living space, where air conditioning ensures year-round comfort, and durable vinyl plank flooring adds style and practicality creating a seamless flow between spaces. The kitchen showcases sleek quartz countertops, a spacious island, and premium appliances. Whether you're hosting friends or enjoying a quiet dinner, the setup is ideal. Comfort meets convenience with in-suite laundry and air conditioning, ensuring year-round comfort. The August offers an impressive array of amenities including a recreation room, rooftop deck, bicycle storage, and a convenient car wash in the secure parking. Two titled parking stalls (#313 & #314) plus additional storage make this unit an exceptional value, while visitor parking ensures your guests are always accommodated. Located in the vibrant University District, this pet-friendly puts you steps away from an array of amenities. Savour local flavours at OEB Breakfast Co., Monogram Coffee, or YYC Pasta Bar. Stock up on essentials at Save-On-Foods located across the avenue, or explore the diverse shopping options at University District Central. Two elevators ensures easy access while the prime location offers direct routes to transportation hubs. Whether you're a professional working at the nearby Alberta Children's Hospital, a student at the University of Calgary, or someone seeking a modern, urban lifestyle, this thoughtfully appointed condo provides the perfect blend of comfort, convenience, and contemporary living. This turnkey property r...

Living room 11.25 Ft x 13.67 Ft

Kitchen 12.58 Ft x 8.00 Ft

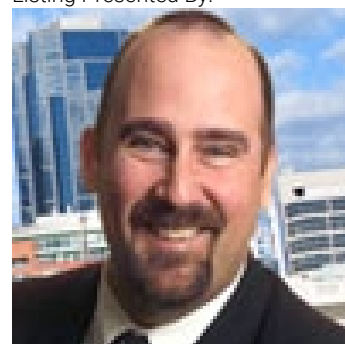
Primary Bedroom 14.08 Ft x 11.17 Ft

Bedroom 9.25 Ft x 9.50 Ft

4pc Bathroom 5.08 Ft x 8.42 Ft

3pc Bathroom 8.17 Ft x 8.42 Ft

Listing Presented By:



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