

4138 University Avenue Calgary Alberta

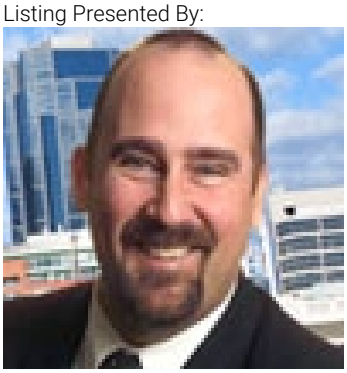
$359,900

Welcome to #314 at 4138 University Avenue NW in the desirable August building--a thoughtfully designed 1 bedroom, 1 bathroom home that effortlessly pairs modern comfort with genuine community warmth. Inside, the bright and open layout showcases a sleek, modern kitchen complete with premium stainless steel appliances and a fluid living/dining space that opens onto a private balcony--perfect for everyday living and entertaining. A spacious bedroom with a walk-in closet, a 3-piece bathroom with a full-size walk-in shower, convenient in-suite laundry, a titled parking stall, and another assigned storage locker, and an additional exterior storage room accessed right off the balcony complete this turnkey home. Beyond the unit, enjoy the exceptional lifestyle and amenities that both the building and the vibrant University District have to offer. The August building features premium shared spaces, including a communal lounge, an expansive rooftop patio, and an on-site car wash bay. Just steps from your front door, you'll find endless neighborhood hotspots: morning coffee at Monogram, sweet treats at Village Ice Cream, weekend brunch at OEB, evening drinks at The Borough Bar & Grill, and daily essentials at Save-On-Foods and Cineplex VIP. The prime location also offers seamless access to the University of Calgary, Alberta Children's Hospital, Market Mall, and the Bow River pathways, alongside a swift 10-minute commute to downtown. Whether you are a professional, academic, or savvy investor looking for turnkey convenience and unmatched community energy, 314 delivers a lifestyle you will be proud to call home. Book your private viewing today! (id:6769)

Other 19.08 Ft x 6.58 Ft
Storage 3.33 Ft x 2.67 Ft
Primary Bedroom 11.08 Ft x 9.42 Ft
Other 4.83 Ft x 5.58 Ft
Living room 11.00 Ft x 10.08 Ft

Other 13.67 Ft x 9.58 Ft
Laundry room 6.92 Ft x 3.67 Ft
3pc Bathroom 5.58 Ft x 7.75 Ft
Other 4.83 Ft x 4.08 Ft

Listing Presented By:



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#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca