

\$435,000 - 502, 4138 University Avenue Nw, Calgary

MLS® #A2107528

\$435,000

1 Bedroom, 1.00 Bathroom, 614 sqft

Residential on 0.00 Acres

University District, Calgary, Alberta

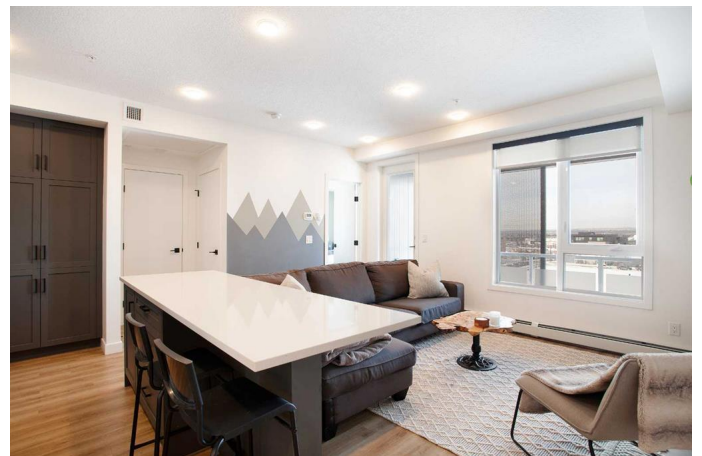
Immerse yourself in the pinnacle of city life with our sophisticated one-bedroom + den condo, located on the fifth floor of The August, nestled in the vibrant University District.

Designed with a keen eye for style, this condo boasts 9-foot ceilings and a contemporary aesthetic that captures the essence of modern living.

The heart of this home is its kitchen, equipped with stainless steel appliances, full-height grey cabinetry, quartz countertops, and a seamlessly integrated pantry, an oversized island, all combining to create a space that is both stylish and functional. The open concept floor plan ensures the living room area is bathed in natural light, courtesy of large windows, enhancing the sense of space and comfort.

Entertain or unwind on your private balcony, complete with natural gas hookup for your BBQ, and indulge in breathtaking views. The primary bedroom offers ample space for relaxation, alongside a large home office, a sleek four-piece bathroom, and the convenience of in-suite laundry.

Your vehicle is accommodated with a titled parking stall in the secure parkade, complemented by an assigned storage locker, a car wash bay, and dedicated bike storage facilities. The August doesn't just offer a place to live; it offers a lifestyle, with amenities



including a communal lounge/kitchen and a stunning 4200 square foot rooftop patio, complete with a gas fireplace, perfect for social gatherings or a tranquil evening under the stars.

Pet-friendly and positioned within an arm's reach of essential amenities and leisure activities - The August is steps away from the Alberta Children's Hospital, Foothills Medical Centre, University of Calgary, and Market Mall. Embrace the convenience of nearby dog parks, gourmet breakfast at OEB, artisan coffee at Monogram, fitness at Orange Theory, and much more, all within walking distance. The August is more than just a residence; it's your gateway to a vibrant urban lifestyle.

Built in 2020

Essential Information

MLS® #	A2107528
Price	\$435,000
Sold Price	\$427,500
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	614
Acres	0.00
Year Built	2020
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	502, 4138 University Avenue Nw
Subdivision	University District
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T3B 6L4

Amenities

Amenities	Bicycle Storage, Car Wash, Dog Park, Elevator(s), Parking, Recreation Room
Parking Spaces	1
Parking	Titled, Underground

Interior

Interior Features	Kitchen Island, Open Floorplan, See Remarks, Soaking Tub
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Hot Water
Cooling	None
# of Stories	6

Exterior

Exterior Features	Balcony, Other
Construction	Brick, Composite Siding

Additional Information

Date Listed	March 5th, 2024
Date Sold	March 15th, 2024
Days on Market	10
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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