

\$375,000 - 214, 4138 University Avenue Nw, Calgary

MLS® #A2112745

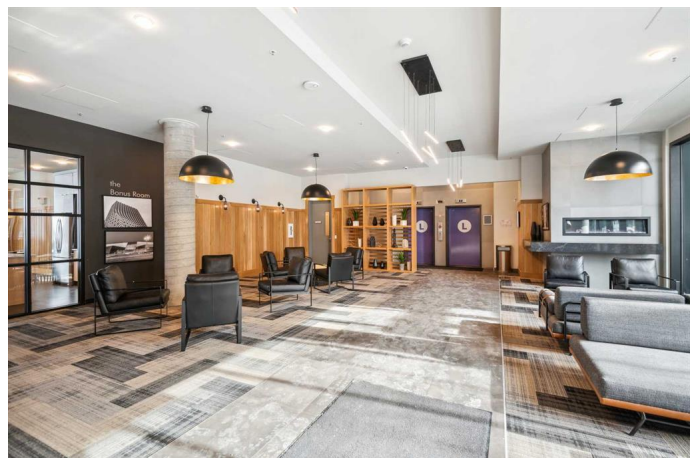
\$375,000

1 Bedroom, 1.00 Bathroom, 497 sqft

Residential on 0.00 Acres

University District, Calgary, Alberta

-Discover the beauty of urban living at THE AUGUST, an exceptional residence located in the thriving University District! This pristine condo built in 2020 by HOMES by AVI is a showcase of contemporary design. The gourmet kitchen, featuring stainless steel appliances and elegant full-height white cabinetry, seamlessly connects to the spacious dining area. The open-concept layout unfolds to reveal a generous living room with a window and patio door, offering stunning views of the courtyard and common area. Step outside onto your massive covered balcony, complete with a natural gas hookup and additional storage. The well-appointed bedroom, with a walk-in closet, provides a serene retreat. A modern bathroom and ensuite laundry tie it all together. Parking is a breeze with a titled underground parking stall, and there's additional storage with an assigned locker in the parkade. THE AUGUST boasts a variety of amenities, including a Kitchen/Lounge area perfect for entertaining or studying, a grand 4200 sq ft rooftop patio with a gas fireplace, a car wash area, and bike storage in case the two storages are not enough! This pet-friendly building is conveniently located near Alberta Children's Hospital, the University of Calgary, Foothills Medical Centre, Market Mall, and the University Innovation. Additionally, OEB, Save-On-Foods, Cineplex, Staples, Monogram, and Cob's Bread are just a few stores within walking distance.--Investors:



This unit could be rented out for \$2000/\$2200 per month due to its proximity to mayor employment hubs in the area.----BOOK YOUR SHOWING TODAY!

Built in 2020

Essential Information

MLS® #	A2112745
Price	\$375,000
Sold Price	\$375,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	497
Acres	0.00
Year Built	2020
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	214, 4138 University Avenue Nw
Subdivision	University District
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 6L4

Amenities

Amenities	Bicycle Storage, Car Wash, Elevator(s), Party Room, Secured Parking, Storage
Parking Spaces	1
Parking	Underground

Interior

Interior Features	Recessed Lighting, Storage
Appliances	Dishwasher, Electric Oven, Microwave, Refrigerator, Washer/Dryer

	Stacked
Heating	Forced Air
Cooling	Central Air
# of Stories	6

Exterior

Exterior Features	Balcony, BBQ gas line
Construction	Brick, Composite Siding, Wood Frame

Additional Information

Date Listed	March 6th, 2024
Date Sold	April 1st, 2024
Days on Market	25
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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