

\$395,000 - 316, 4138 University Avenue Nw, Calgary

MLS® #A2161462

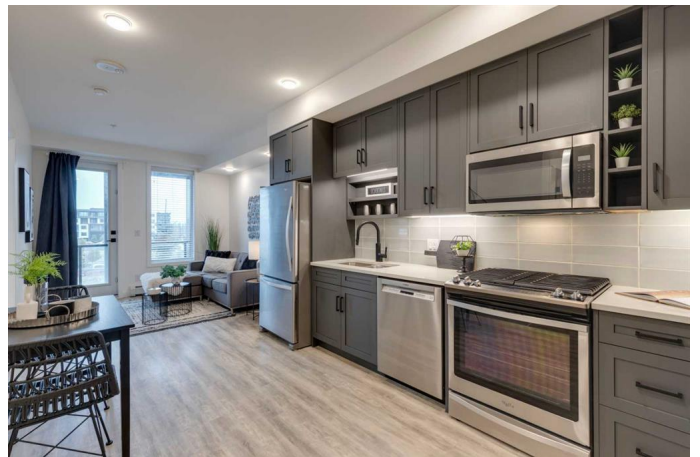
\$395,000

1 Bedroom, 1.00 Bathroom, 500 sqft

Residential on 0.00 Acres

University District, Calgary, Alberta

This gorgeous 1 bedroom 1 bathroom condo offers urban, amenity-rich living at its finest, in one of Calgary's most vibrant and sustainably built communities. With an open-concept layout, 9-foot ceilings and large picture windows opening onto your private patio area, this condo feels bright and spacious throughout. The beautifully designed kitchen boasts stylish finishes like quartz countertops and stainless-steel appliances, including a sleek slide in-stove, an over the range microwave, refrigerator, and dishwasher. Contemporary cabinetry provides storage and a modern, yet timeless aesthetic you'll love. The living room area is ideal for relaxing after a long day or spending time with friends. You'll also enjoy the extra entertaining space your private covered patio area provides – including a gas BBQ hook up. The primary bedroom is full of natural light from the large window overlooking your patio area. This room also has enough space for a desk – a great option if you work from home. The walk-in closet helps make getting ready everyday easier and provides excellent storage to keep things organized. This condo also features a beautiful 3-piece washroom designer finishes from top to bottom, including the large shower with a rain shower style fixture. You'll also love the convenience of your own private in suite laundry. This condo is situated in the 'August' building, in the heart of University District. Residents have access to a 700 sq ft lounge with kitchen



located off the main secured front lobby, as well as a 4,200 square foot common area patio with gas fireplace, bench seating and more. Other notable building amenities include an underground a parking garage with a car wash. Built in 2020, the August is BUILT GREEN® certified “ giving you peace of mind that it has been designed and built with a focus on sustainability and environmental best practices. Living in University District means you™ll be just steps to shops, groceries, services, an off-leash dog park, restaurants, entertainment, and more. This home is within walking distance to U of C and Children™s Hospital, has easy access to transit, bike networks and major driving routes. You won™t find a better location that delivers so much value! Book your viewing today to see all this wonderful condo has to offer!

Built in 2020

Essential Information

MLS® #	A2161462
Price	\$395,000
Sold Price	\$375,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	500
Acres	0.00
Year Built	2020
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	316, 4138 University Avenue Nw
Subdivision	University District

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B6L4

Amenities

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

Interior

Interior Features	Open Floorplan
Appliances	Dishwasher, Dryer, Gas Range, Microwave Hood Fan, Refrigerator, Washer
Heating	Baseboard
Cooling	None
# of Stories	6

Exterior

Exterior Features	Balcony
Construction	Brick, Composite Siding

Additional Information

Date Listed	August 30th, 2024
Date Sold	October 17th, 2024
Days on Market	48
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
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