



**GRASSROOTS**  
REALTY GROUP

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**314, 4138 University Avenue NW  
Calgary, Alberta**

**MLS # A2305243**



**\$424,900**

<b>Division:</b>	University District		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	503 sq.ft.	<b>Age:</b>	2020 (6 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 389
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Elevator, No Animal Home, No Smoking Home, Quartz Counters		

**Inclusions:** Tv wall mount (2), dishwasher, electric stove, microwave hood fan, refrigerator, washer, dryer, garage controls

Welcome to the AUGUST Prime location where luxury meets the convenience of a maintenance-free lifestyle in the University District. This upscale condo is Show home quality & shows NEW! This third-floor open-concept condo features a stunning living room featuring wall-to-wall windows that allow you to take in an unobstructed view of the courtyard/common area and allows you to relax on your oversized, covered balcony (natural gas hookup and additional storage). The gourmet kitchen is showcased by stainless steel appliances, chick full-height white cabinetry, a large pantry & a spacious dining area perfect for the home gourmet chef! The primary bedroom comes with a spacious walk-in closet, a perfect place to relax and unwind. Completing this fantastic unit is a 3 piece bathroom (upgraded shower stall & glass) & spacious laundry room. Other upgrades include a titled underground parking stall, assigned storage locker, triple pane windows, upgraded vinyl plank flooring + much more! The AUGUST offers tons of amenities including a 700 SQ FT lounge/kitchen, a 4200 SQ FT rooftop patio with gas fireplace, a secured front lobby, bike storage & car wash. Located in the University District, this property is close to the trendy shops/restaurants (Cineplex, Staples, 24 hrs McDonalds, The Alley cafe shop, Medical offices, Village Ice Crea, Shepherd drug mart, Five Guys, OEB, Monogram Coffee, The Banquet, The Borough Bar & Grill, Orange Theory, YYC Cycle Spin, Plantlife, Pet Planet etc.), grocery store (Save on Foods), transit, the University of Calgary, the Children's Hospital, Market Mall, the parks & paths and much more to see. The Bow River and a short commute only 10 minutes drive to downtown Calgary! This unit shows 10/10.