

**529, 4138 University Avenue NW  
Calgary, Alberta**

**MLS # A2155265**



**\$409,800**

<b>Division:</b>	University District		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	High-Rise (5+)		
<b>Size:</b>	514 sq.ft.	<b>Age:</b>	2020 (4 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Boiler, Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 343
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Mixed, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, High Ceilings, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to the August in University District! This amazing 5th flr unit has been very lightly lived in and has an abundance of natural light thanks to the North West facing windows and private balcony. This end unit has a bright open plan with light colors, 9ft ceilings and durable luxury vinyl plank flooring. Underground parkade includes: 1 titled parking spot, storage locker. Underground visitor parking stalls, Bike Storage room, and Car wash bay. The building is conveniently located in the heart of University District. Numerous amenities located within blocks and walking distance to Market Mall, Children's hospital, the University of Calgary and many more.