



\$ 499,900.00

305 4138 UNIVERSITY AVENUE NW CALGARY

<https://paulbrinton.com>

The "AUGUST" is located in the HEART of the highly sought after new community of UNIVERSITY DISTRICT. Stunning SOUTH facing 2 bed + den Condo is located on the third floor. Overlooking University Avenue. Many FEATURES include oversize Low E TRIPLE PANE windows, 9 FT. CEILINGS, upgraded LUXURY VINYL PLANK...

- 2 beds
- 2 baths
- Apartment
- Residential
- Active

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BASIC FACTS

Style: Apartment

MLS ® #: A1153637

Type: Apartment

Bedrooms: 2

Status: Active

Year built: 2020

Parking: See Remarks, Underground

Post Updated: 2021-11-30 18:46:15

Bathrooms: 2

Bedrooms Above Grade: 2

Date added: 10/17/21

Area: 0.00 sq ft

County Or Parish: Calgary

CONDO TYPE: Conventional

PROPERTY FEATURES

Total Parking: 1

Association Amenities: Car Wash,Elevator(s),Party Room,Storage,Visitor Parking

Community Features: Park,Schools Nearby,Playground,Sidewalks,Street Lights,Shopping Nearby

District: CAL Zone NW

Inclusions: Air Conditioning

Lot Features: Low Maintenance Landscape,Landscaped

Heating Type: Baseboard,Hot Water,Natural Gas

Flooring: Vinyl

Utilities: Electricity Not Paid For

Exterior Features: None

Cooling: None

Interior Features: High Ceilings,Low Flow Plumbing Fixtures

Roof Type: Tar/Gravel

PROPERTY INFORMATION



Basement: None

Laundry features: In Unit

Transaction Type: For Sale

Title Land: Leasehold

Rooms Above Grade: 4

Unit Number: 305

Suite: No

Appliances: Electric Stove,ENERGY STAR
Qualified Dishwasher,Garage
Control(s),Microwave Hood Fan,Refrigerator

Subdivision Name: University District

Restrictions: Pet Restrictions or Board
approval Required

Levels: Single Level Unit

Zoning: M-2

List Price Square Foot: \$ 468.95

Photo Count: 23

Unit Exposure: S

Construction Materials: Brick,Composite
Siding,Wood Frame

Foundation: Slab

Living Area SF: 1066.00

Structure Type: High Rise (5+ stories)

