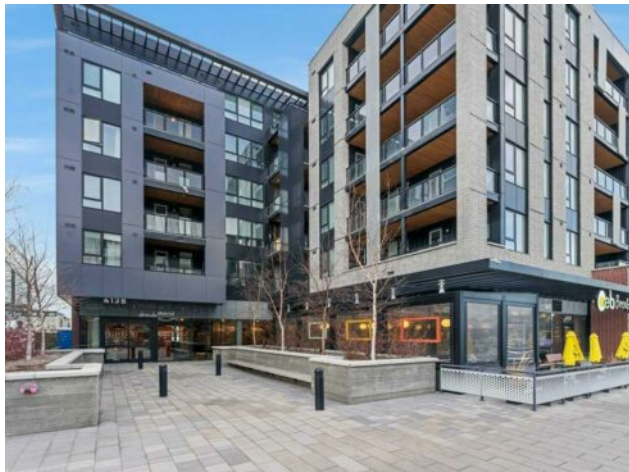


427, 4138 University Avenue NW  
Calgary, Alberta

MLS # A2222694



**\$550,000**

<b>Division:</b>	University District		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	827 sq.ft.	<b>Age:</b>	2020 (5 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 598
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Concrete, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Elevator, High Ceilings, Open Floorplan, Pantry, See Remarks, Vinyl Windows		

**Inclusions:** none

Proudly presenting urban living at its finest at The August in the thriving and desired University District in Calgary. This stylish Two-Bedroom, Two Bath, Corner Unit with 9-foot ceilings showcases contemporary design. This unit shows like it's new! The kitchen boasts stainless steel appliances, gas stove, full-height white cabinetry, quartz countertops, and a built-in pantry, providing a modern and functional space. The open concept layout features a bright spacious living room, a dining area, and large windows that flood the space with natural light. Step out onto your balcony, equipped with natural gas for your BBQ, offering both north and east views. The primary bedroom is generously sized and features a 3-piece ensuite with large shower, and a walk-in closet. Complete the unit with a spacious second bedroom, a four-piece bath and convenient in-suite laundry. Parking is a breeze with your titled parking stall in the parkade, along with an assigned Full size storage locker. Car wash, and dedicated bike storage available. Residents of The August enjoy a range of amenities, including a lounge/kitchen area perfect for entertaining or studying. The highlight is the 4200 square foot rooftop patio on the second floor featuring a gas fireplace, offering a spectacular space to relax and socialize. The building is pet-friendly and ideally located near the Alberta Children's Hospital, Foothills Medical Centre, University of Calgary, and Market Mall. Take advantage of the vibrant lifestyle with proximity to the dog park, OEB Breakfast, Monogram Coffee, Orange Theory Fitness, Save on Foods, Cineplex, Cobs Bread, and much more—all within walking distance. Experience the epitome of contemporary urban living at The August. Photos are Virtually Staged!