



DJ Golden
REAL ESTATE

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406, 4138 University Avenue NW
Calgary, Alberta

MLS # A2261772



\$508,880

| | | | |
|------------------|------------------------------------|---------------|------------------|
| Division: | University District | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 724 sq.ft. | Age: | 2020 (5 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Parkade, Stall, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|--|-------------------|--------|
| Heating: | Baseboard | Water: | - |
| Floors: | Tile, Vinyl Plank | Sewer: | - |
| Roof: | Tar/Gravel | Condo Fee: | \$ 576 |
| Basement: | - | LLD: | - |
| Exterior: | Brick, Composite Siding, Concrete, Wood Frame | Zoning: | DC |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Closet Organizers, High Ceilings, Open Floorplan, Quartz Counters, Storage | | |
| Inclusions: | N/A | | |

Join the vibrant, uniquely designed community -- University District. The builders are NO longer selling at this price range for a condo - 2 bedrooms, 2 bathrooms, 2 titled underground parking and 2 storages units. It's a good time to buy. Built by Avi, August at University, the unit neatly laid out with open concept, end unit provides more windows, quartz counter tops through out, equipped with stainless appliances, ensuite laundry set. A gas BBQ line on the balcony with a storage room. Inside the August, a large meeting lobby and a party room on the main, car wash in parkade. This community contains all kinds of convenience: landscaped walks, grocery store, restaurants, Cineplex, drug marts & etc. Close to UOC campus, hospitals, Market mall & transportation.