

520, 4138 University Avenue NW
Calgary, Alberta

MLS # A2306419



\$369,800

Division:	University District		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	583 sq.ft.	Age:	2020 (6 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 455
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Concrete, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Built-in Features, Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, See Remarks		

Inclusions: None

2 BEDS | 1 BATH | 583 SQFT | UNIVERSITY DISTRICT | OVERSIZED TITLED PARKING | TWO ADDITIONAL STORAGE LOCKERS | BIKE STORAGE | CAR WASH | LOW CONDO FEES | PET FRIENDLY | QUICK POSSESSION AVAILABLE | ROOFTOP PATIO | SOCIAL ROOM FOR GATHERINGS | IN-SUITE LAUNDRY | GAS RANGE | CEILING HEIGHT CABINETS | A/C UNIT | GAS HOOKUP ON BALCONY | UPGRADED CALIFORNIA CLOSETS | Welcome to The August in the heart of University District, one of Calgary's most vibrant and walkable urban communities. This upgraded 2 bedroom condo offers an incredible lifestyle opportunity for professionals, students, medical staff, investors, first-time buyers, or parents looking for a smart long-term hold near the University of Calgary and Alberta Children's Hospital. Inside, this thoughtfully designed unit features an open-concept layout with quartz countertops, ceiling-height cabinetry, luxury vinyl plank flooring, upgraded California Closets, in-suite laundry, A/C, a gas range, and a gas BBQ hookup on the private balcony. The functional second bedroom/flex room with closet makes an ideal home office, guest room, or study space. The kitchen flows seamlessly into the bright living area, creating a modern and efficient space that lives larger than its footprint. Additional perks include an OVERSIZED titled underground parking stall, separate storage locker, balcony storage, secure bike storage, underground visitor parking, and even a resident car wash. Residents of The August enjoy premium amenities including a rooftop patio, party/social room, elevator access, and a well-managed building with low condo fees that include heat, water, sewer, gas, professional management, reserve fund contributions, and more. Step outside into a community intentionally designed for connected

urban living. Grab coffee before work, walk to the Children's Hospital or U of C, meet friends for dinner, catch a movie at Cineplex VIP, or bike the nearby pathway system, all without needing to get in your car. With groceries, fitness studios, restaurants, parks, and everyday amenities just outside your door, it's easy to see why University District continues to attract buyers looking for convenience, lifestyle, and long-term value in one of Calgary's most thoughtfully designed neighbourhoods. Quick possession available. 3D Tour and Video in links!