



THE
A-TEAM

**RE/MAX
FIRST**

515 4 Avenue #404, Calgary T2E 0J9

MLS® #: **A2121224** Area: **Bridgeland/Riverside** Listing Date: **04/08/24** List Price: **\$349,900**
Status: **Active** County: **Calgary** Change: **-\$5k, 09-May** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2016**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **607**
Low Sqft:
Ttl Sqft: **607**

DOM

41

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Guest,Parkade,Secured,Titled,Underground

Utilities and Features

Roof: **Flat**
Heating: **Hot Water**
Sewer:
Ext Feat: **Balcony,BBQ gas line**

Construction: **Composite Siding,Wood Frame**
Flooring: **Laminate**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Garage Control(s),Gas Cooktop,Refrigerator,Washer/Dryer Stacked,Window Coverings**
Int Feat: **Built-in Features,Elevator,Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions
3pc Bathroom	Main	0`0" x 0`0"
Bedroom - Primary	Main	9`4" x 10`7"
Kitchen With Eating Area	Main	12`6" x 9`9"
Laundry	Main	2`11" x 2`10"

Room	Level	Dimensions
4pc Ensuite bath	Main	0`0" x 0`0"
Bedroom	Main	9`10" x 8`6"
Living Room	Main	12`1" x 12`8"

Legal/Tax/Financial

Condo Fee:
\$419

Title: **Fee Simple**
Fee Freq:

Zoning:
M-C2

Legal Desc:	1710246	Monthly	Remarks
Pub Rmks:	<p>Introducing this stunning top-floor TWO bed & TWO FULL bath unit with European-inspired modern finishes, offering a perfect blend of elegance and functionality. This thoughtfully designed layout not only exudes contemporary charm but also ensures lower condo fees and maximizes space utilization with clever storage solutions. As you step into the unit, you'll be greeted by floor-to-ceiling built-in cabinets and closets in both rooms and the entryway, providing ample storage for your belongings. The unit boasts two full bathrooms, including a luxurious 4-piece ENSUITE with built-in storage and a Euro bath 3-piece fully tiled second bathroom. The kitchen is a culinary enthusiast's dream, featuring glossy white cabinets, QUARTZ countertops, and integrated appliances that lend a sleek and modern aesthetic. The movable island serves a dual purpose, functioning as both a workspace and a dining table, perfect for versatile living. Dimmer lights throughout the unit allow you to set the ambiance to your preference, while in-suite laundry adds convenience to your daily routine. The open-concept living room offers plenty of space for a large sectional or other seating options, creating an inviting environment for relaxation and entertainment. Natural light (south) floods the unit, creating a bright and sunny atmosphere, with a balcony off the living room providing a private outdoor retreat. Experience the epitome of modern living in this top-floor unit, where European-inspired design meets functionality, offering a stylish and comfortable lifestyle. **Other Perks** full gym & yoga room, TWO rooftop patios, pet wash, bike maintenance station, storage locker, title parking and visitor parking for your party guests</p>		
Inclusions:	Island Table		
Property Listed By:	CIR Realty		

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







