



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**515 4 Avenue #103, Calgary T2E 0J9**

MLS® #: **A2126001** Area: **Bridgeland/Riverside** Listing Date: **04/24/24** List Price: **\$339,900**  
Status: **Active** County: **Calgary** Change: **None** 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: **610**  
Low Sqft:  
Ttl Sqft: **610**

DOM

**25**

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:

**Parkade,Titled,Underground**

Utilities and Features

Roof:  
Heating: **Baseboard,Fireplace(s)**  
Sewer:  
Ext Feat: **Balcony,BBQ gas line,Courtyard,Other**

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

Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Refrigerator,Washer**  
Int Feat: **Built-in Features,Closet Organizers**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Entrance</b>	<b>Main</b>	<b>6`9" x 3`11"</b>
<b>Kitchen</b>	<b>Main</b>	<b>12`5" x 9`9"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`10" x 8`6"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>7`8" x 4`11"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>12`7" x 12`0"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`5" x 9`10"</b>
<b>Laundry</b>	<b>Main</b>	<b>2`11" x 2`10"</b>
<b>3pc Bathroom</b>	<b>Main</b>	<b>6`8" x 2`10"</b>

Legal/Tax/Financial

Condo Fee: **\$419** Title: **Fee Simple** Zoning: **M-C2**

Legal Desc:	1710246	Fee Freq: Monthly	Remarks
Pub Rmks:	<p><b>Hello Bridgeland! Welcome to this ultra modern main-level unit located in a prime location, offering convenient access with a separate entrance off the back patio, elevated from the street and facing the inner common area courtyard. Perfect for pet owners, this unit features 2 bedrooms and 2 full bathrooms, including a 4-piece ensuite off the primary bedroom and a unique "euro bath" fully tiled and contained 3-piece with a shower, conveniently located across from the second bedroom. Included with this unit is an additional storage locker and a titled underground parking stall. Laminate flooring flows throughout the space, complementing the open-concept kitchen which provides ample room for a kitchen island or high-top table. The kitchen boasts modern and classy white glossy cabinets, mosaic tile backsplash, quartz countertops, gas stovetop, and an integrated fridge and dishwasher, creating a clean and stylish look. Other features include an electric fireplace, a spacious living room area suitable for a sectional, and a layout conducive to selecting the right furniture. These units are excellent investments with low condo fees. The building amenities include two rooftop patios with incredible city views, a dog wash, a well-equipped gym, and an app entry system for convenience in online shopping and food delivery orders. Condo fees cover everything except electricity. Save time by walking to work and enjoy a leisurely lifestyle on the weekends with so many amazing coffee spots, restaurants and pathways for biking, rollerblading &amp; walking!</b></p>		
Inclusions: Property Listed By:	<p><b>Light Fixtures CIR Realty</b></p>		

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











