



THE
A-TEAM

**RE/MAX
FIRST**

515 4 Avenue #201, Calgary T2E 3S2

MLS® #: **A2152759** Area: **Bridgeland/Riverside** Listing Date: **07/26/24** List Price: **\$344,900**
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: **613**
Low Sqft:
Ttl Sqft: **613**

DOM

52
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

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	6`9" x 6`1"	Living Room	Main	12`1" x 12`7"
Bedroom	Main	8`5" x 9`10"	3pc Bathroom	Main	2`11" x 6`9"
Kitchen	Main	9`9" x 12`5"	Bedroom - Primary	Main	9`11" x 10`5"
Laundry	Main	1`11" x 2`10"	4pc Bathroom	Main	5`10" x 7`8"

Legal/Tax/Financial

Condo Fee: **\$423** Title: **Fee Simple** Zoning: **M-C2**

Fee Freq:
Monthly

Legal Desc: **1710246**

Remarks

Pub Rmks: **Great value in Bridgeland! This TWO-bed/TWO full Bath condo at the Victory & Venture building is a perfect investment for your portfolio or a great place to call home. This 2nd floor unit features two bedrooms and two FULL bathrooms= all the modern features one would appreciate! Other highlights include European appliances, wide-plank laminate flooring, modern colours, quartz countertops, mosaic backsplash and dimmer lighting. The open-concept kitchen is a chef's dream, featuring glossy, white cabinets, integrated appliances, a GAS stove top, and under-mount lighting. The primary bedroom impresses with a spacious floor-to-ceiling built-in wardrobe and a luxurious 4 PC ensuite, while the second bedroom offers ample space and a floor-to-ceiling built-in closet. Enjoy summer BBQs on your south facing patio, complete with a gas hookup for outdoor entertainment! The unit features In-suite full size laundry and additional built-ins for simplicity as well as additional storage for you in the parkade. Amenities include TWO large rooftop patios with breathtaking downtown views, bars, a fireplace, a waterfall, and lounging areas. Plus, there's a gym with a yoga room and a pet wash station. Titled underground (heated!)parking and storage are included - ticking all the boxes! Walking distance to all the Bridgeland hot spots, East Village, river walks, Superstore, and more! Schedule your private showing today!**

Inclusions: **Light Fixtures**
Property Listed By: **Royal LePage Benchmark**

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