



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**515 4 Avenue #404, Calgary T2E 0J9**

MLS®#: **A2152761** Area: **Bridgeland/Riverside** Listing Date: **08/02/24** List Price: **\$337,900**  
Status: **Pending** 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:

Access:  
Lot Feat:  
Park Feat:

Finished Floor Area  
Abv Sqft: **607**  
Low Sqft:  
Ttl Sqft: **607**

**Guest, Parkade, Secured, Titled, Underground**

DOM

**47**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**  
Garage Sz:

Utilities and Features

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

Construction: **Composite Siding, Wood Frame**  
Flooring: **Laminate, Tile**  
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	Room	Level	Dimensions
<b>3pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>9`4" x 10`7"</b>	<b>Bedroom</b>	<b>Main</b>	<b>9`10" x 8`6"</b>
<b>Kitchen With Eating Area</b>	<b>Main</b>	<b>12`6" x 9`9"</b>	<b>Living Room</b>	<b>Main</b>	<b>12`1" x 12`8"</b>
<b>Laundry</b>	<b>Main</b>	<b>2`11" x 2`10"</b>			

Legal/Tax/Financial

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

Fee Freq:  
**Monthly**

Legal Desc: **1710246**

Remarks

Pub Rmks: **Experience stylish living in the heart of the charming inner-city community of Bridgeland with this top-floor, TWO-bedroom, TWO FULL-BATH condo. The unit features elegant European-inspired modern finishes and a thoughtful design that blends sophistication with functionality. The kitchen boasts glossy white cabinets, quartz countertops, and integrated appliances, complemented by a movable island that doubles as a workspace and dining table. Enjoy the luxury of a 4-piece ensuite and a fully tiled 3-piece bathroom, along with ample storage from floor-to-ceiling built-in cabinets throughout. The open-concept living room, bathed in natural southern light, offers a spacious area for relaxation and entertainment, with a private balcony extending your living space outdoors. Additional amenities include dimmable lighting, in-suite laundry, and access to a full gym, yoga room, and two ROOFTOP patios, with loungers, tables and BBQ. For your convenience, there's also a pet wash station, bike maintenance area, storage locker, and titled parking. Embrace the vibrant lifestyle and convenience of living in Bridgeland, one of Calgary's most desirable neighborhoods.**

Inclusions:  
Property Listed By: **N/A  
Royal LePage Benchmark**

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















