



THE
A-TEAM

**RE/MAX
FIRST**

515 4 Avenue #221, Calgary T2E 0J9

MLS® #: **A2155225** Area: **Bridgeland/Riverside** Listing Date: **09/12/24** List Price: **\$300,000**
 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: **430**
 Low Sqft:
 Ttl Sqft: **430**

DOM

70
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz: **1**

Access:

Lot Feat:
 Park Feat: **Other
 Heated Garage,On Street,Secured,Titled,Underground**

Utilities and Features

Roof: **Rubber**
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony,Barbecue,BBQ gas line,Garden**

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

Kitchen Appl: **Built-In Gas Range,Built-In Oven,Built-In Refrigerator,Dishwasher,Microwave Hood Fan,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **Bookcases,Closet Organizers,No Animal Home,No Smoking Home,Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	7`3" x 4`10"	Bedroom	Main	9`5" x 13`2"
Kitchen	Main	13`5" x 3`3"	Living Room	Main	10`0" x 7`8"
Dining Room	Main	10`0" x 5`8"			

Legal/Tax/Financial

Condo Fee: **\$292** Title: **Fee Simple** Zoning: **M-C2**
 Fee Freq:

Monthly

Legal Desc: 1710246

Remarks

Pub Rmks: **Nestled in the heart of Calgary's coveted Bridgeland community, this contemporary 1 bedroom, 1 bathroom condo offers a perfect blend of style, comfort, and convenience. Located in the Victory and Venture building, this unit boasts upscale features and a wealth of amenities tailored for modern living. Step into a thoughtfully designed space featuring laminate flooring, wall mounted desk for your home office and elegant quartz countertops throughout the unit. The kitchen is equipped with a gas stove and a built-in oven, complemented by ample floor-to-ceiling storage and the convenience of in-suite laundry. Enjoy the privilege of titled underground parking and a designated storage locker, ensuring both security and convenience. Revel in the breathtaking views of downtown Calgary from not just one, but two rooftop patios. These exclusive spaces are adorned with gas fireplaces, barbecues, and plentiful seating, ideal for both entertaining and relaxation. Additional on-site perks include a dog wash station, bike station, fully equipped gym, and a tranquil yoga/meditation room. Ample visitor parking ensures your guests feel welcomed. Situated mere minutes from downtown Calgary, this condo offers unparalleled access to a diverse array of amenities. Explore nearby eclectic shops, cafes, delectable dining options, and scenic parks. Commuting is a breeze with convenient access to major roadways and public transit.**

Inclusions: N/A
Property Listed By: RE/MAX First

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







