



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**515 4 Avenue #308, Calgary T2E 0J9**

MLS® #: **A2161554**      Area: **Bridgeland/Riverside**      Listing Date: **08/29/24**      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:

Access:

Lot Feat:  
 Park Feat: **Stall, Titled, Underground**

Finished Floor Area

Abv Sqft: **615**  
 Low Sqft:  
 Ttl Sqft: **615**

DOM

**20**  
Layout  
 Beds: **2 (2 )**  
 Baths: **1.5 (1 1)**  
 Style: **Apartment**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof:  
 Heating: **Baseboard**  
 Sewer:  
 Ext Feat: **BBQ gas line**

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

Kitchen Appl: **Dishwasher, Dryer, Gas Stove, Refrigerator, Washer**  
 Int Feat: **High Ceilings, Open Floorplan, Quartz Counters**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`4" x 10`11"	Dining Room	Main	9`10" x 4`9"
Kitchen	Main	12`7" x 5`7"	Bedroom - Primary	Main	10`4" x 9`1"
Bedroom	Main	9`10" x 8`6"	4pc Ensuite bath	Main	0`0" x 0`0"
2pc Bathroom	Main	0`0" x 0`0"			

Legal/Tax/Financial

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

Fee Freq:  
**Monthly**

Legal Desc: **1710246**

Remarks

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Pub Rmks: **Come experience stylish living in the heart of the inner-city community of Bridgeland with this 2 Bed, 2 full Bath condo. This unit features an open-concept Kitchen featuring modern white cabinets, integrated stainless steel appliances, Gas cooktop, Quartz countertops, and mosaic backsplash. The spacious Living room is great for relaxation which leads to the private balcony with gas hookup for summer BBQ. The Primary Bedroom offers great space, floor-to-ceiling built-in closet and a 4 piece ensuite bath with Quartz countertop. The 2nd bedroom also offers good space and built-in closet. Additionally, the unit features in-suite laundry and Tilted underground parking and assigned storage in the parkade. The condo amenities included two large rooftop patios with breathtaking downtown views, well-equipped gym, yoga room, dog wash station, and bike maintenance area. Enjoy the vibrant lifestyle and convenience living in Bridgeland with many restaurants, coffee shops, biking and walking paths. Don't miss this opportunity.**

Inclusions: **N/A**  
Property Listed By: **Jessica Chan Real Estate & Management Inc.**

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