

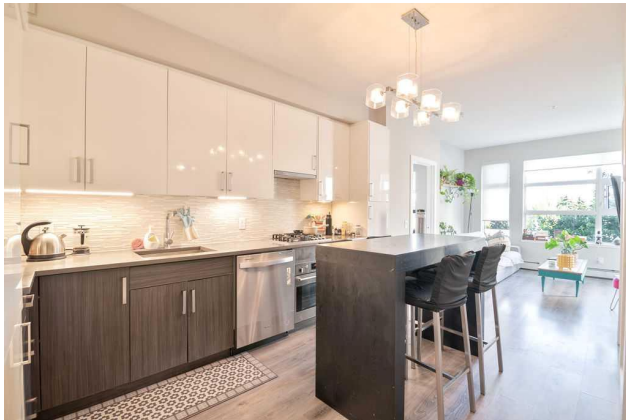


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**515 4 Avenue #205, Calgary T2E 0J9**

MLS® #: **A2164027** Area: **Bridgeland/Riverside** Listing Date: **09/11/24** List Price: **\$414,900**  
 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:

Finished Floor Area  
 Abv Sqft: **741**  
 Low Sqft:  
 Ttl Sqft: **741**

**Parkade,Titled,Underground**

DOM

**8**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.0 (2 0)**  
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Refrigerator,Washer**  
 Int Feat: **Closet Organizers,High Ceilings,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Storage**  
 Utilities:

Room Information

| Room                                  | Level       | Dimensions           | Room                     | Level       | Dimensions          |
|---------------------------------------|-------------|----------------------|--------------------------|-------------|---------------------|
| <b>Entrance</b>                       | <b>Main</b> | <b>5`6" x 5`11"</b>  | <b>Kitchen</b>           | <b>Main</b> | <b>9`6" x 13`6"</b> |
| <b>Living/Dining Room Combination</b> | <b>Main</b> | <b>8`9" x 12`9"</b>  | <b>Bedroom - Primary</b> | <b>Main</b> | <b>9`0" x 9`7"</b>  |
| <b>Bedroom</b>                        | <b>Main</b> | <b>9`10" x 10`2"</b> | <b>Bedroom</b>           | <b>Main</b> | <b>8`3" x 9`6"</b>  |
| <b>Laundry</b>                        | <b>Main</b> | <b>3`6" x 3`8"</b>   | <b>4pc Bathroom</b>      | <b>Main</b> | <b>4`11" x 7`3"</b> |
| <b>3pc Ensuite bath</b>               | <b>Main</b> | <b>5`1" x 5`3"</b>   | <b>Balcony</b>           | <b>Main</b> | <b>5`3" x 7`6"</b>  |

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$511

Fee Simple

M-C2

Fee Freq:

Monthly

Legal Desc: 1710246

Remarks

Pub Rmks: **This is one of the largest and rarest layouts available--well-layed-out 3-bedroom condo in trendy Bridgeland! Home sweet home or a fantastic investment opportunity, this second floor unit offers modern, maintenance free inner-city living at its finest. With 3 bedrooms, 2 bathrooms, and an open-concept floor plan, this 741 sq ft condo is immaculately maintained and features upscale European-inspired finishes, including laminate flooring and quartz countertops. The layout boasts a sun-filled living room with an electric fireplace, a bright dining/living room area, and a gourmet kitchen with ample cabinetry, sleek backsplash and premium stainless steel appliances. The primary suite includes a spa-like 3-piece ensuite, while the additional two bedrooms offer flexibility for guests or a home office. In addition to the in-unit convenience of laundry and abundant built-in storage, this condo comes with a titled parking space. The pet-friendly building offers exclusive amenities like two rooftop patios with stunning 360-degree skyline views, a full fitness centre with a yoga room, a pet wash station, bike maintenance, and visitor parking. Located in the heart of Bridgeland, you're just steps away from parks, popular restaurants, bars, cafes, the LRT, and a short walk to downtown Calgary. This rare gem won't last long--book your private viewing 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**



