



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: **\$399,900**  
Status: **Active** County: **Calgary** Change: **-\$15k, 16-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2016**

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

DOM

**71**  
Layout  
Beds: **3 (3 )**  
Baths: **2.0 (2 0)**  
Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

Ttl Park: **1**  
Garage Sz:

Access:

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

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

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$511

Fee Simple

M-C2

Fee Freq:

Monthly

Legal Desc: 1710246

Remarks

Pub Rmks: **AMAZING VALUE** for this 3-bedroom, 2 FULL-bath condo offers prime inner-city living with high tenant demand. The 741 sq ft unit features modern, European-inspired finishes, including LAMINTE flooring, QUARTZ countertops, & stainless steel appliances, including a GAS-STOVE TOP. The bright, open layout includes a sun-filled living room with an electric fireplace and flexible spaces perfect for an office or guest room. Enjoy the convenience of in-unit laundry and TITLED underground parking. Exclusive building amenities include TWO ROOFTOP PATIOS with stunning 360° city views, a fitness centre with a yoga room, a pet wash station, a bike maintenance station, and visitor parking. Located steps from parks, pathways, cafes, and the LRT, and just a short walk to downtown, this property is perfect for investors or anyone seeking a modern, lock-and-leave lifestyle. Don't miss out! Move in or Rent this out and start your investment portfolio !

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









