

515 4 Avenue #205, Calgary T2E 0J9

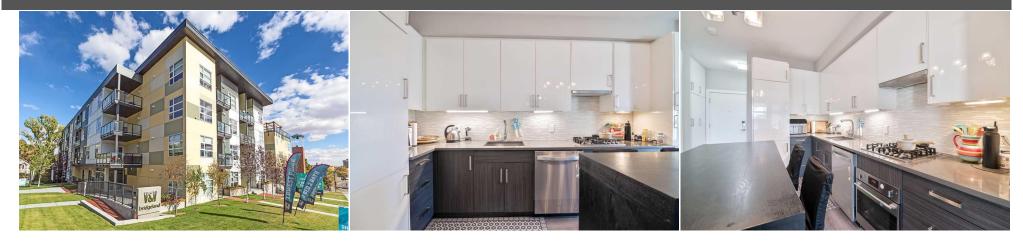
MLS®#:	A2191109	Area:	Bridgeland/Riverside	Listing Date:	01/30/25		List Price:	\$399,900			
Status:	Active	County:	Calgary	Change:	None		Associatio	n: Fort McMurray			
				· · · · · · · · · · · · · · · · · · ·				<u>Finished Floor Area</u> Abv Sqft: Low Sqft: Ttl Sqft:	741 741	DOM 42 Layout Beds: Baths: Style: Parking Ttl Park: Garage Sz:	3 (3) 2.0 (2 0) Apartment-Low-Rise (1-4) 1
				Access: Lot Feat: Park Feat:	ot Feat:		Parkade, Titled, Underground				

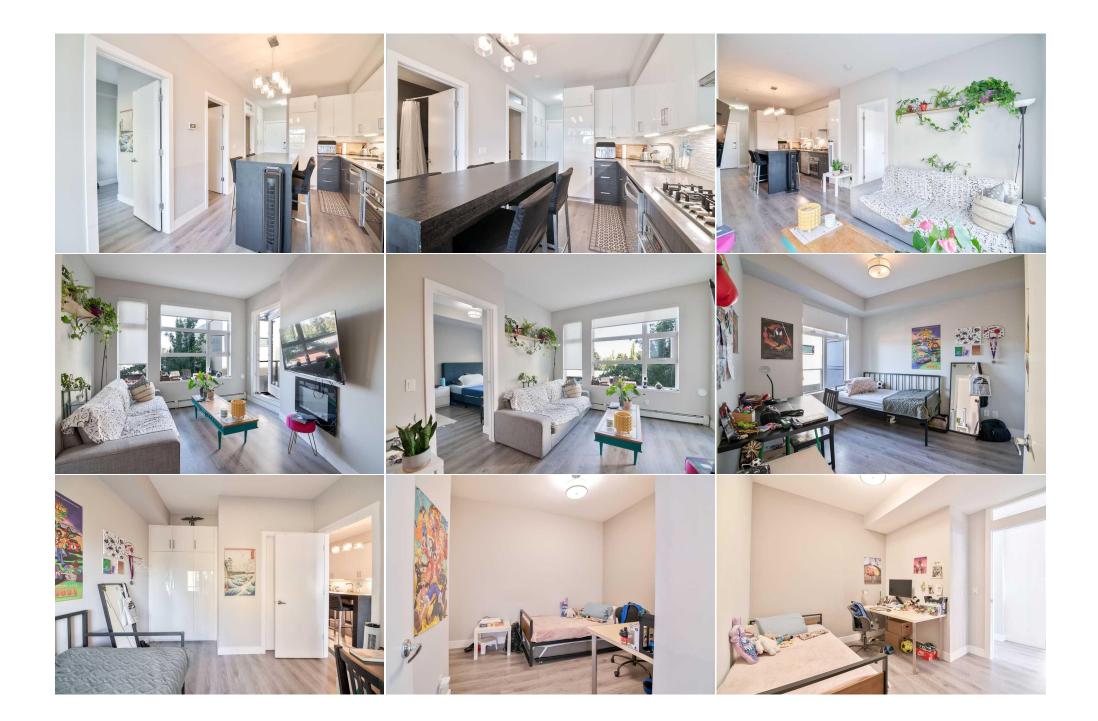
Utilities and Features

Roof: Heating: Sewer: Ext Feat:	Flat Baseboard,Hot Water Balcony,BBQ gas line,Storage		Construction: Composite Siding,Wood I Flooring: Laminate,Tile Water Source: Fnd/Bsmt:	Composite Siding,Wood Frame Flooring: Laminate,Tile Water Source:					
Kitchen Appl: Int Feat: Utilities:		yer,Gas Stove,Refrigerator,Washer ers,High Ceilings,Open Floorplan,Pantry,C	as Stove,Refrigerator,Washer igh Ceilings,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Storage						
			Room Information						
<u>Room</u>	Level	<u>Dimensions</u>	<u>Room</u>	Level	<u>Dimensions</u>				
Entrance	Main	18`1" x 19`5"	Kitchen	Main	31`2" x 44`3"				
Living/Dining F	Room Combination Main	28`9" x 41`10"	Bedroom - Primary	Main	29`6" x 31`5"				
Bedroom	Main	32`3" x 33`4"	Bedroom	Main	27`1" x 31`2"				
Laundry	Main	11`6" x 12`0"	4pc Bathroom	Main	16`2" x 23`9"				
3pc Ensuite ba	ath Main	16`8" x 17`3"	Balcony	Main	17`3" x 24`7"				
-			Legal/Tax/Financial						
Condo Fee:		Title:		Zoning:					

\$520	Fee Simple Fee Freq: Monthly	M-C2
Legal Desc:	1710246	Remarks
Pub Rmks: Inclusions: Property Listed By:	inspired finishes, including LAMINTE flooring, QUARTZ co filled living room with an electric fireplace and flexible sp parking. Exclusive building amenities include TWO ROOF maintenance station, and visitor parking. Located steps	offers prime inner-city living with high tenant demand. The 741 sq ft unit features modern, European- buntertops, & stainless steel appliances, including a GAS-STOVE TOP. The bright, open layout includes a sun- baces perfect for an office or guest room. Enjoy the convenience of in-unit laundry and TITLED underground TOP PATIOS with stunning 360° city views, a fitness centre with a yoga room, a pet wash station, a bike from parks, pathways, cafes, and the LRT, and just a short walk to downtown, this property is perfect for estyle. Don't miss out! Move in or Rent this out and start your investment portfolio!

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



















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