



THE A-TEAM

RE/MAX FIRST

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 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: 741
Low Sqft:
Ttl Sqft: 741

DOM 2
Layout
Beds: 2 (2)
Baths: 2.0 (2 0)
Style: Low-Rise(1-4)
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

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Entrance, Living/Dining Room Combination, Bedroom, Laundry, 3pc Ensuite bath, Kitchen, Bedroom - Primary, Office, 4pc Bathroom, and Balcony.

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$520

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







