



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:

Access:
Lot Feat:
Park Feat:

Parkade,Titled,Underground

Finished Floor Area

Abv Sqft: **741**
Low Sqft:
Ttl Sqft: **741**

DOM

42

Layout

Beds: **3 (3)**
Baths: **2.0 (2 0)**
Style: **Apartment-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
Entrance	Main	18`1" x 19`5"	Kitchen	Main	31`2" x 44`3"
Living/Dining 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 bath	Main	16`8" x 17`3"	Balcony	Main	17`3" x 24`7"

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







