



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**515 4 Avenue #319, Calgary T2E 0J9**

MLS® #: **A2194121** Area: **Bridgeland/Riverside** Listing Date: **02/12/25** List Price: **\$339,900**  
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:  
 Lot Feat:  
 Park Feat:

**Parkade, Titled, Underground**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Dryer, Gas Stove, Refrigerator, Washer, Window Coverings**  
 Int Feat: **Built-in Features, High Ceilings, Open Floorplan**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Entrance</b>	<b>Main</b>	<b>4`0" x 6`0"</b>	<b>Kitchen With Eating Area</b>	<b>Main</b>	<b>9`11" x 12`6"</b>
<b>Living Room</b>	<b>Main</b>	<b>10`10" x 12`7"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>8`9" x 10`5"</b>
<b>Bedroom</b>	<b>Main</b>	<b>8`5" x 9`10"</b>	<b>Laundry</b>	<b>Main</b>	<b>2`11" x 2`11"</b>
<b>3pc Bathroom</b>	<b>Main</b>	<b>3`0" x 6`9"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>5`0" x 7`8"</b>
<b>Balcony</b>	<b>Main</b>	<b>5`3" x 7`6"</b>			

Legal/Tax/Financial

Condo Fee: **\$423** Title: **Fee Simple** Zoning: **M-C2**  
 Fee Freq: **Monthly**

DOM

**60**

Layout

Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Apartment-Low-Rise (1-4)**

Parking

Ttl Park: **1**  
 Garage Sz:

Legal Desc:

1710246

Remarks

Pub Rmks:

**Do you want to walk to work in under 20 minutes? Investors and young professions, this unit is ideal for you! This TWO bedroom and TWO FULL-bathrooms unit, is in a newer building that has forward thinking features- TWO Rooftop Patios- perfect for parties and BBQ's, PET wash & Gym. Manage all your Amazon delivers and skip the dishes from your PHONE! This move-in ready south facing unit has a unique floorplan and was designed with space saving features, like built in wardrobes, closets, lots of kitchen cabinet PLUS a storage locker. The kitchen features quartz countertops, white glossy cabinets, and a gas stove top, and integrated appliances-making this a sleek & clean look. Comes with one underground titled parking spot and offers underground visitor parking, a gym & yoga room, TWO separate rooftop patios, with downtown views and lounge chairs, for when you want to take a break and catch some sun. Unit can be purchased with a tenant in place or move-in ready for you! Check out the 3D Tour!**

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**









