



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

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area
Abv Sqft: **618**
Low Sqft:
Ttl Sqft: **618**

Parkade,Titled,Underground

DOM

10

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **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**

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

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

Legal/Tax/Financial

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

Fee Freq:
Monthly

Legal Desc: **1710246**

Remarks

Pub Rmks: **Discover this south-facing 3rd-floor unit, perfectly positioned to offer stunning views of the downtown skyline from one of the best vantage points in the building. Step inside to find a practical layout featuring two bedrooms and two full bathrooms. The primary bedroom is complemented by a 4-piece ensuite, while the second bedroom is conveniently located across from a fully tiled 3-piece "euro bath." The unit is designed with laminate flooring throughout and an open-concept kitchen equipped with white glossy cabinets, quartz countertops, mosaic tile backsplash, a gas stovetop, and integrated appliances including a fridge and dishwasher. Additional comforts include a separate entrance off the elevated back patio, an electric fireplace in the spacious living room, and a layout that is functional for furniture arrangements. This unit also comes with a storage locker and a titled underground parking stall, enhancing convenience. Residents enjoy access to premium building amenities such as TWO rooftop patios with expansive city views, a well-equipped gym, a dog wash station, and an app-based entry system for secure delivery management. Located in one of Calgary's most desired inner-city communities-Bridgeland!**

Inclusions:
Property Listed By: **Light fixtures
Royal LePage Benchmark**

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







