

\$325,000 - 102, 515 4 Avenue Ne, Calgary

MLS® #A2194692

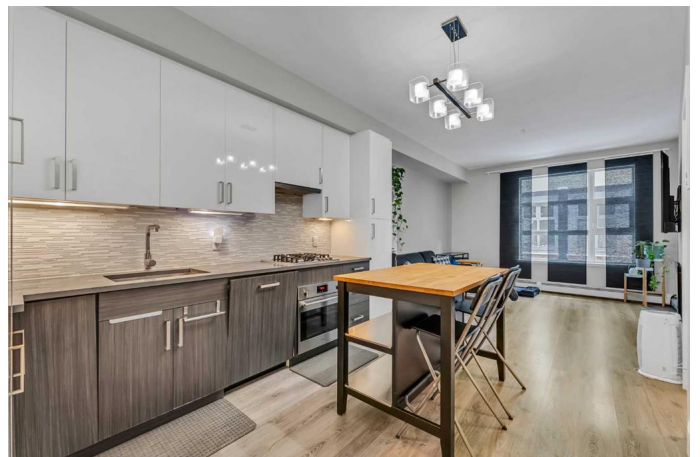
\$325,000

2 Bedroom, 2.00 Bathroom, 612 sqft

Residential on 0.00 Acres

Bridgeland/Riverside, Calgary, Alberta

LOCATION, PROXIMITY, and AFFORDABILITY awaits! Fantastic opportunity to own as an investor, a first-time home buyer, or a downsizer in the trendy and sought-after inner-city community of BRIDGELAND. This cozy 2-bedroom, 2-bathroom, with 1- titled underground parking & assigned storage space is all you need! Offering custom built-in appliances, two-tone kitchen cabinetry, Quartz countertops, and laminate flooring seen throughout! This unit delivers with an open-concept layout, modern finishes featuring a blend of urban convenience, and a twist of European flair! Primary bedroom with a private 4pc-ensuite, and secondary bedroom well-appointed in size can double up as an office, both rooms come with built-in wardrobes and located opposite of floor plan which makes for optional roommate living enjoyable and practical. This unit is quiet & south-facing, with a private patio entrance to your unit via the exterior building corridor, allowing for quick/easy access to your unit. Take advantage of the building's unique amenities, including a PET-WASH station, a boutique style fitness/yoga area, and a RARE rooftop patio/terrace with communal spaces, for get-togethers, shared experiences, and BBQ mealtimes - all while enjoying unobstructed views of Calgary's downtown skyline! Features: INSUITE laundry | Private patio/balcony with gas hook-up for all your fresh-air and BBQ needs. Electric Mounted fireplace | GAS Cook-top |building elevator to



access all floors | Wheel-chair accessibility if needed |IMMEDIATE POSSESSION available!
| An UNBEATABLE location, with shops, cafes, playgrounds, schools, convenient public transit, paved walkway/pathway systems, and award winning restaurants-all within a 1km radius! Don't delay and book your private showing today! Check-out the VIRTUAL 3D TOUR!

Built in 2016

Essential Information

MLS® #	A2194692
Price	\$325,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	612
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

Community Information

Address	102, 515 4 Avenue Ne
Subdivision	Bridgeland/Riverside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E0J9

Amenities

Amenities	Fitness Center, Recreation Facilities, Roof Deck, Visitor Parking, Community Gardens
Parking Spaces	1
Parking	Parkade, Underground, Stall

Interior

Interior Features	Built-in Features, No Smoking Home, Quartz Counters
Appliances	Built-In Oven, Gas Cooktop, Refrigerator, Washer/Dryer
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
# of Stories	4

Exterior

Exterior Features	BBQ gas line, Courtyard, Storage, Barbecue
Construction	Mixed

Additional Information

Date Listed	February 13th, 2025
Days on Market	68
Zoning	M-C2

Listing Details

Listing Office	Century 21 Bravo Realty
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