# \$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 66

Zoning M-C2

## **Listing Details**

Listing Office Century 21 Bravo Realty

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