

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

MLS® #A2194692

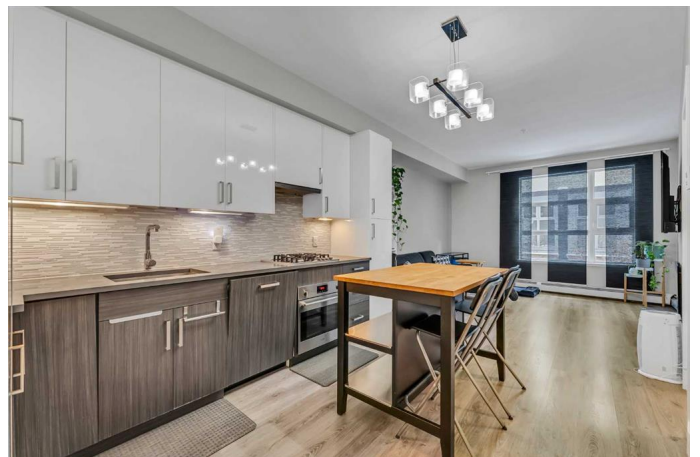
\$325,000

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, Visitor Parking, Community Gardens, Roof Deck
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, Barbecue, Courtyard, Storage
Construction	Mixed

Additional Information

Date Listed	February 13th, 2025
Days on Market	69
Zoning	M-C2

Listing Details

Listing Office	Century 21 Bravo Realty
----------------	-------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.