

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

MLS® #A2194692

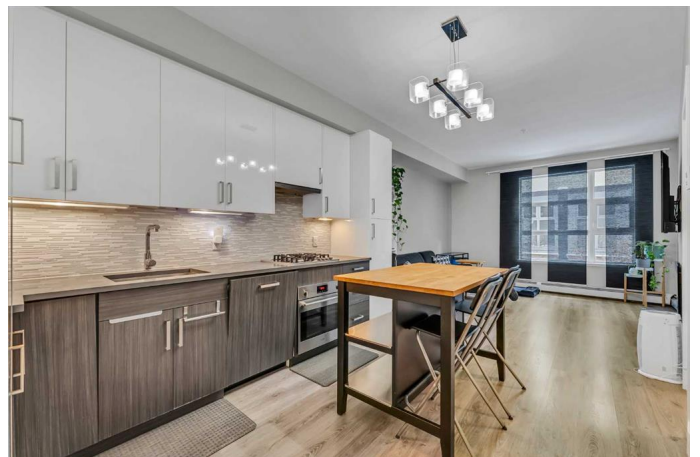
\$325,000

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 | 63 |
| Zoning | M-C2 |

Listing Details

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

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