

205, 515 4 Avenue NE
Calgary, Alberta

MLS # A2191109



\$399,900

Division:	Bridgeland/Riverside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Low-Rise (1-4)		
Size:	741 sq.ft.	Age:	2016 (9 yrs old)
Beds:	3	Baths:	2
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Flat	Condo Fee:	\$ 520
Basement:	-	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Closet Organizers, High Ceilings, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage		

Inclusions: Light fixtures

AMAZING VALUE for this 3-bedroom, 2 FULL-bath condo offers prime inner-city living with high tenant demand. The 741 sq ft unit features modern, European-inspired finishes, including LAMINTE flooring, QUARTZ countertops, & stainless steel appliances, including a GAS-STOVE TOP. The bright, open layout includes a sun-filled living room with an electric fireplace and flexible spaces perfect for an office or guest room. Enjoy the convenience of in-unit laundry and TITLED underground parking. Exclusive building amenities include TWO ROOFTOP PATIOS with stunning 360° city views, a fitness centre with a yoga room, a pet wash station, a bike maintenance station, and visitor parking. Located steps from parks, pathways, cafes, and the LRT, and just a short walk to downtown, this property is perfect for investors or anyone seeking a modern, lock-and-leave lifestyle. Don't miss out! Move in or Rent this out and start your investment portfolio!