



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**416, 515 4 Avenue NE**  
**Calgary, Alberta**

**MLS # A2214506**



**\$369,500**

<b>Division:</b>	Bridgeland/Riverside		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	603 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 431
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** n/a

SLEEK, MODERN and STYLISH! This BEAUTIFUL well designed condo is made for living and entertaining. The GOURMET kitchen comes with a GAS stove, full height glossy cabinets, QUARTZ countertops, and room for an ISLAND. The spacious living room has large windows making it BRIGHT and CHEERY, SW facing for impeccable VIEWS of DOWNTOWN and HIGH CEILINGS. There are 2 bedrooms both equipped with WINDOWS and 2 FULL bathrooms, INSUITE Laundry and titled UNDERGROUND Parking and a storage locker. The ROOF TOP PATIO is perfect for BBQ's, gatherings and relaxing. There is also a GYM. Excellent inner city location! Walk to downtown, shops, cafes, restaurants and river pathways. Incredible VALUE!