



**GRASSROOTS**  
REALTY GROUP

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408, 515 4 Avenue NE  
Calgary, Alberta

MLS # A2246672



**\$299,900**

Division:	Bridgeland/Riverside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	615 sq.ft.	Age:	2016 (9 yrs old)
Beds:	1	Baths:	2
Garage:	None, Off Street		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard
Floors:	Laminate, Tile
Roof:	-
Basement:	-
Exterior:	Wood Frame
Foundation:	-
Features:	Built-in Features, No Animal Home, No Smoking Home, Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	\$ 427
LLD:	-
Zoning:	M-C2
Utilities:	-

**Inclusions:** Wooden table with telescopic legs

This impeccably maintained one-bedroom, two-bathroom unit offers bright, contemporary living in a rarely used space that remains in pristine condition. The kitchen is beautifully appointed with striking two-tone cabinetry, quartz countertops, a gas cooktop, and a built-in oven. Both the refrigerator and dishwasher are seamlessly integrated into the cabinetry, creating a clean and modern finish. The spacious bedroom includes built-in storage, while the unit also features the convenience of in-suite laundry. Wide plank flooring, expansive windows, and an open-concept layout provide a sense of airiness throughout, with a private balcony extending the living space outdoors. Residents enjoy access to two rooftop patios with barbecues and skyline views, a fully equipped fitness centre, a pet wash station, a bike maintenance area, and secure visitor parking. Ideally located in the vibrant community of Bridgeland. Bridgeland is known for its walkable streets, village atmosphere, and strong sense of community. The apartment is within walking distance of the city centre and the river, offering easy access to downtown offices, the Bow River pathways, and scenic parks. This location is perfectly suited for professionals or investors seeking low-maintenance urban living in a highly desirable setting.