



GRASSROOTS
REALTY GROUP

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

116, 515 4 Avenue NE
Calgary, Alberta

MLS # A2252155



\$325,000

Division:	Bridgeland/Riverside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	613 sq.ft.	Age:	2016 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Off Street, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 430
Basement:	-	LLD:	-
Exterior:	Composite Siding	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Open Floorplan		

Inclusions: n/a

Welcome to Victory and Venture - where style meets convenience in the heart of Bridgeland. This sun-filled, 2 bedroom, 2 full bathroom corner unit offers rare main-level private patio access, perfect for entertaining, pet owners, or a lock-and-leave lifestyle. Step inside to an open-concept layout with tons of natural light, modern finishings, and a chef-inspired kitchen featuring a gas stovetop and sleek cabinetry. The thoughtful floorplan separates the two bedrooms for added privacy - ideal for roommates, guests, or a home office setup. Highlights include: Private west-facing patio with direct street access, titled underground parking + extra storage locker, smart entry system for secure access and package delivery, pet friendly building with on site dog wash, rooftop patio offering stunning downtown skyline views and -on site gym for your convenience. Located in one of Calgary's most walkable communities, you're just minutes from downtown, steps to trendy cafés and restaurants, and only a few blocks from the river pathways for biking, jogging, or a relaxing stroll. Low condo fees that include everything except electricity make this a prime investment opportunity or ideal urban home for professionals, first-time buyers, or downsizers. Don't miss your chance to live in one of Bridgeland's most desirable buildings—book your showing today!