



GRASSROOTS
REALTY GROUP

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**415, 515 4 Avenue NE
Calgary, Alberta**

MLS # A2272938



\$315,000

Division:	Bridgeland/Riverside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	617 sq.ft.	Age:	2016 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 431
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Built-in Features, No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: N/A

OPEN HOUSE Saturday December 6th 12:00pm-2:00pm Welcome to 515 4 Ave NE #415 in the heart of Bridgeland—a prime top-floor unit offering stunning downtown skyline views and unbeatable value for first-time home buyers or investors. This bright and thoughtfully designed 2 bedroom, 2 bathroom condo features an open layout with large windows flooding the space with natural light, a private balcony overlooking downtown, and modern finishes throughout. Enjoy laminate flooring, sleek quartz countertops, and tile flooring in both bathrooms. This sought-after building includes an impressive shared rooftop patio complete with a BBQ area, firepit, and multiple seating spaces—perfect for entertaining friends and family while taking in the city views. Located in one of Calgary’s most desirable inner-city communities, you’re steps from Bridgeland restaurants, coffee shops, parks, pathways, the C-Train, and quick access to downtown. A rare opportunity to secure a top-floor Bridgeland condo with views, modern finishes, and exceptional walkability. Don’t miss your chance!