



**302, 515 4 Avenue NE**  
**Calgary, Alberta**

**MLS # A2282029**



**\$310,000**

<b>Division:</b>	Bridgeland/Riverside		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	626 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Flat	<b>Condo Fee:</b>	\$ 426
<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 Smoking Home		

**Inclusions:** N/A

Welcome to Victory & Venture Bridgeland, offering exceptional urban living in one of Calgary's most vibrant neighborhoods. This meticulously designed 2-bedroom, 2-bathroom condo features upscale finishes and modern conveniences. The gourmet kitchen boasts high-gloss, high-profile cabinets, quartz countertops with a stylish tile backsplash, and European integrated appliances, including a gas cooktop and built-in oven. Wide plank laminate flooring, 9' ceilings, and modern lighting create a contemporary and spacious feel throughout. Say goodbye to bulky furniture with built-in, floor-to-ceiling wardrobes providing sleek and functional storage solutions. Enjoy the convenience of underground parking and personal storage, ensuring your belongings are secure and easily accessible. For entertaining, take advantage of two community rooftop patios featuring stunning downtown views and social amenities, perfect for hosting friends and family. Experience the perfect blend of style, comfort, and convenience in Bridgeland's premier condo development. Don't miss your chance to make this incredible property your new home! Contact us today to book a private viewing.