



**313, 515 4 Avenue NE**  
**Calgary, Alberta**

**MLS # A2150859**



**\$359,900**

<b>Division:</b>	Bridgeland/Riverside		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	710 sq.ft.	<b>Age:</b>	2016 (8 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 489
<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>	Built-in Features, Closet Organizers, High Ceilings, No Smoking Home, Quartz Counters, Recessed Lighting		

**Inclusions:** Table

UNIQUE LARGE UNIT with a SPACIOUS BALCONY! Don't miss out on this stunning 2 bed/2 bath unit in Victory & Venture Bridgeland with UPDATES beyond the standard build, including an A/C unit and custom closet organizers & window coverings! This complex offers an extensive amount of amenities and outdoor spaces including 2 massive ROOFTOP PATIO areas with fireplaces/BBQs/downtown views, an EXERCISE ROOM with yoga area, and a dog wash/bike repair station in the parkade. Highlights of bright and open unit include one of the largest balconies in the complex, a 9ft ceiling, quartz counters, a GAS STOVETOP with built-in oven, a custom panel fridge, SMART HOME FEATURES, an ENSUITE BATH in the primary, a European style secondary bathroom, an OVERSIZED storage unit, TITLED PARKING, and the list goes on! The open concept is perfect for entertaining with loads of storage. Enjoy the PRIME LOCATION only steps away from downtown & Bridgeland shopping, restaurants, and amenities. This is condo living at its best, come check it out before it's gone!