



**GRASSROOTS**  
REALTY GROUP

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201, 515 4 Avenue NE  
Calgary, Alberta

MLS # A2152759



**\$344,900**

Division:	Bridgeland/Riverside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	613 sq.ft.	Age:	2016 (8 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Fireplace(s)	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 423
Basement:	-	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Built-in Features, Closet Organizers		

Inclusions:	Light Fixtures
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Great value in Bridgeland! This TWO-bed/TWO full Bath condo at the Victory & Venture building is a perfect investment for your portfolio or a great place to call home. This 2nd floor unit features two bedrooms and two FULL bathrooms= all the modern features one would appreciate! Other highlights include European appliances, wide-plank laminate flooring, modern colours, quartz countertops, mosaic backsplash and dimmer lighting. The open-concept kitchen is a chef's dream, featuring glossy, white cabinets, integrated appliances, a GAS stove top, and under-mount lighting. The primary bedroom impresses with a spacious floor-to-ceiling built-in wardrobe and a luxurious 4 PC ensuite, while the second bedroom offers ample space and a floor-to-ceiling built-in closet. Enjoy summer BBQs on your south facing patio, complete with a gas hookup for outdoor entertainment! The unit features In-suite full size laundry and additional built-ins for simplicity as well as additional storage for you in the parkade. Amenities include TWO large rooftop patios with breathtaking downtown views, bars, a fireplace, a waterfall, and lounging areas. Plus, there's a gym with a yoga room and a pet wash station. Titled underground (heated!)parking and storage are included &ndash; ticking all the boxes! Walking distance to all the Bridgeland hot spots, East Village, river walks, Superstore, and more! Schedule your private showing today!