



**205, 515 4 Avenue NE
Calgary, Alberta**

MLS # A2164027



\$414,900

Division:	Bridgeland/Riverside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	741 sq.ft.	Age:	2016 (8 yrs old)
Beds:	3	Baths:	2
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Flat	Condo Fee:	\$ 511
Basement:	-	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Closet Organizers, High Ceilings, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage		

Inclusions: Light fixtures

UNLOCK A PRIME INVESTMENT with this rare 3-bedroom & 2 full-bathroom condo in the highly sought-after Bridgeland area! Offering steady rental income and high tenant demand, this well-maintained second-floor unit is the perfect addition to your real estate portfolio. Currently rented at \$2,550 per month, this property provides a solid return on investment, featuring a 5.21% cap rate—a strong contender in Calgary’s inner-city market. At 741 sq ft, this unit boasts modern, maintenance-free living with European-inspired finishes like laminate flooring, quartz countertops, and premium stainless steel appliances. The open-concept layout features a sun-filled living room with an electric fireplace, a gourmet kitchen with glossy white cabinetry, and flexible spaces that can serve as guest rooms or home offices. Not only does this unit include the convenience of in-unit laundry and abundant storage, but it also comes with titled underground parking, adding further value to your investment. Exclusive building amenities cater to tenant satisfaction, including TWO rooftop patios with breathtaking 360-degree city views, a fitness centre with a yoga room, a PET wash station, and a bike maintenance station. Visitor parking and a pet-friendly policy, it’s perfect for anyone seeking a modern lock & leave lifestyle. Located steps away from parks, pathways, date spots & cafes PLUS the convenience of the LRT. And just a short walk to downtown Calgary! You can check all the boxes on this one!