



GRASSROOTS
REALTY GROUP

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319, 515 4 Avenue NE
Calgary, Alberta

MLS # A2194121



\$339,900

| | | | |
|------------------|------------------------------------|---------------|------------------|
| Division: | Bridgeland/Riverside | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Low-Rise (1-4) | | |
| Size: | 618 sq.ft. | Age: | 2016 (9 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Parkade, Titled, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|--|-------------------|--------|
| Heating: | Baseboard, Hot Water | Water: | - |
| Floors: | Laminate, Tile | Sewer: | - |
| Roof: | Flat | Condo Fee: | \$ 423 |
| Basement: | - | LLD: | - |
| Exterior: | Composite Siding, Wood Frame | Zoning: | M-C2 |
| Foundation: | - | Utilities: | - |
| Features: | Built-in Features, High Ceilings, Open Floorplan | | |

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|--------------------|----------------|
| Inclusions: | Light fixtures |
|--------------------|----------------|

Do you want to walk to work in under 20 minutes? Investors and young professions, this unit is ideal for you! This TWO bedroom and TWO FULL-bathrooms unit, is in a newer building that has forward thinking features- TWO Rooftop Patios- perfect for parties and BBQ's, PET wash & Gym. Manage all your Amazon delivers and skip the dishes from your PHONE! This move-in ready south facing unit has a unique floorplan and was designed with space saving features, like built in wardrobes, closets, lots of kitchen cabinet PLUS a storage locker. The kitchen features quartz countertops, white glossy cabinets, and a gas stove top, and integrated appliances-making this a sleek & clean look. Comes with one underground titled parking spot and offers underground visitor parking, a gym & yoga room, TWO separate rooftop patios, with downtown views and lounge chairs, for when you want to take a break and catch some sun. Unit can be purchased with a tenant in place or move-in ready for you! Check out the 3D Tour!