



319, 515 4 Avenue NE
Calgary, Alberta

MLS # A2194121



\$339,900

Division:	Bridgeland/Riverside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	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		

Inclusions: Light fixtures

Discover this south-facing 3rd-floor unit, perfectly positioned to offer stunning views of the downtown skyline from one of the best vantage points in the building. Step inside to find a practical layout featuring two bedrooms and two full bathrooms. The primary bedroom is complemented by a 4-piece ensuite, while the second bedroom is conveniently located across from a fully tiled 3-piece "euro bath." The unit is designed with laminate flooring throughout and an open-concept kitchen equipped with white glossy cabinets, quartz countertops, mosaic tile backsplash, a gas stovetop, and integrated appliances including a fridge and dishwasher. Additional comforts include a separate entrance off the elevated back patio, an electric fireplace in the spacious living room, and a layout that is functional for furniture arrangements. This unit also comes with a storage locker and a titled underground parking stall, enhancing convenience. Residents enjoy access to premium building amenities such as TWO rooftop patios with expansive city views, a well-equipped gym, a dog wash station, and an app-based entry system for secure delivery management. Located in one of Calgary's most desired inner-city communities-Bridgeland!