

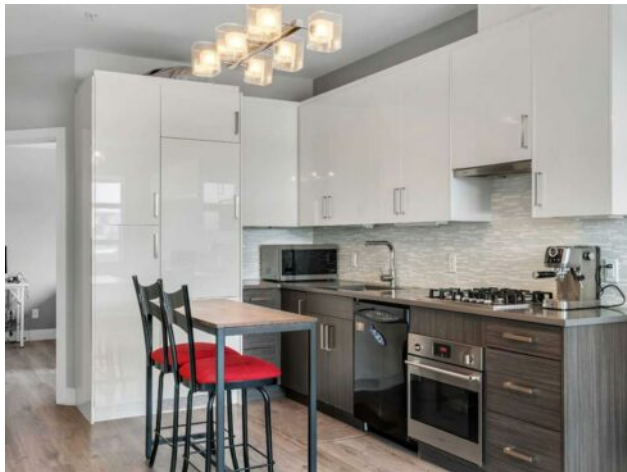


GRASSROOTS
REALTY GROUP

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206, 515 4 Avenue NE
Calgary, Alberta

MLS # A2207254



\$338,888

Division:	Bridgeland/Riverside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	659 sq.ft.	Age:	2017 (8 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 460
Basement:	-	LLD:	-
Exterior:	Composite Siding, Concrete, Vinyl Siding, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Built-in Features, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters		

Inclusions: N/A

CORNER 2-BED/2-BATH CONDO W/ ROOFTOP PATIO IN BRIDGELAND'S V&V! If you've been dreaming of a MODERN CONDO in Calgary's core with incredible walkability, and a rooftop patio fully equipped with lounge chairs, fire pits and dramatic VIEWS—this is it! Welcome to #206 at Victory & Venture, a sleek 2-bed, 2-bath condo in the sought-after inner-city neighbourhood of Bridgeland—just minutes from the Bow River Pathway, Prince's Island Park, and the downtown core. Step inside to a functional and spacious layout with two large bedrooms on opposite sides—each with their own bathroom, making it perfect for guests, roommate or a work-from-home setup. The open-concept living area features large windows, vinyl plank floors, and an electric fireplace for cozy nights in. The kitchen is a true showstopper with built-in appliances throughout: a gas range cooktop, built-in oven, and cabinet-integrated fridge, surrounded by glossy cabinetry and quartz counters. Enjoy morning coffee or summer BBQs on your private balcony, complete with a gas hookup and grill! This pet-friendly unit (with board-approval) also includes in-suite laundry, a titled parking stall in the underground heated parkade (no more snow!), and an assigned storage locker for all your seasonal decor. Victory & Venture offers some of the best amenities in the city which include a STUNNING rooftop patio with panoramic, unobstructed views of the downtown skyline, BBQ grills, pergola-covered dining areas, sun-tanning loungers, gym and even a dedicated dog wash station! Outside your door take a short stroll to Bridgeland's main street to enjoy local shops, restaurants, and caf  s. Nature is just a bit further down towards St. Patrick's Island, Prince's Island Park, and the Bow River Pathway. You're also minutes from the

LRT station for convenient access into downtown and the Stampede Grounds. All of the best amenities, dining & events Calgary has to offer are available to you in a 10 min drive or less & access to the rest of the city is possible through several major roadways: Memorial Dr, Deerfoot Trail & 16th Ave. Jumping in the car: Airport is a 16 min drive (13.6KM), & Banff is a 1 hr 26 min drive (127KM).