

**201, 515 4 Avenue NE**  
**Calgary, Alberta**

**MLS # A2152759**



**\$344,900**

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

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

**Inclusions:** Light Fixtures

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!