

**207, 515 4 Avenue NE**  
**Calgary, Alberta**

**MLS # A2160198**



**\$349,900**

<b>Division:</b>	Bridgeland/Riverside		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	660 sq.ft.	<b>Age:</b>	2016 (8 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Fireplace(s), Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 452
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Quartz Counters, Storage		

**Inclusions:** none

Welcome to upscale living in this exceptional 2-bedroom, 2-bathroom CORNER unit at Victory & Venture in Bridgeland. This bright and inviting home features an open-concept layout with premium finishes throughout, including elegant quartz countertops, a sleek kitchen with white glossy cabinets, built-in European appliances, and an electric fireplace. The spacious living room is enhanced by numerous large windows that fill the space with natural light, while both bedrooms also feature LARGE generous windows, ensuring ample illumination throughout the day. The master bedroom offers a tall built-in closet and a luxurious ensuite bathroom, while the second bedroom boasts a stylish Euro-style bathroom with a floor-to-ceiling tiled shower. Enjoy modern conveniences such as custom closet organizers and modern window coverings. Residents have access to outstanding amenities, including two expansive rooftop patios with stunning downtown views, a well-equipped exercise room with a yoga area, a pet wash station, and a bike repair station. Ideally situated just steps from downtown Calgary and the vibrant shops and restaurants of Bridgeland, this unit also includes a titled underground parking space and an generous size storage unit. Don't miss this opportunity to own a remarkable condo in a prime location!