

# \$399,900 - 205, 515 4 Avenue Ne, Calgary

MLS® #A2191109

**\$399,900**

3 Bedroom, 2.00 Bathroom, 741 sqft

Residential on 0.00 Acres

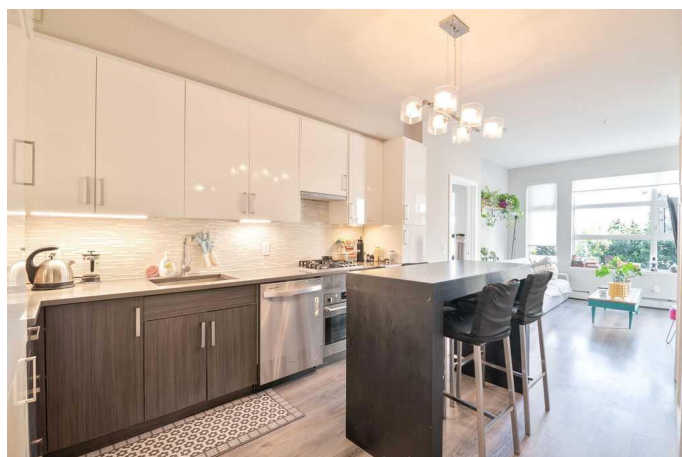
Bridgeland/Riverside, Calgary, Alberta

AMAZING VALUE for this 3-bedroom, 2 FULL-bath condo offers prime inner-city living with high tenant demand. The 741 sq ft unit features modern, European-inspired finishes, including LAMINTE flooring, QUARTZ countertops, & stainless steel appliances, including a GAS-STOVE TOP. The bright, open layout includes a sun-filled living room with an electric fireplace and flexible spaces perfect for an office or guest room. Enjoy the convenience of in-unit laundry and TITLED underground parking. Exclusive building amenities include TWO ROOFTOP PATIOS with stunning 360° city views, a fitness centre with a yoga room, a pet wash station, a bike maintenance station, and visitor parking. Located steps from parks, pathways, cafes, and the LRT, and just a short walk to downtown, this property is perfect for investors or anyone seeking a modern, lock-and-leave lifestyle. Don't miss out! Move in or Rent this out and start your investment portfolio!

Built in 2016

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2191109  |
| Price          | \$399,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 741       |



|            |               |
|------------|---------------|
| Acres      | 0.00          |
| Year Built | 2016          |
| Type       | Residential   |
| Sub-Type   | Apartment     |
| Style      | Low-Rise(1-4) |
| Status     | Active        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 205, 515 4 Avenue Ne |
| Subdivision | Bridgeland/Riverside |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2E 0J9              |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Elevator(s), Fitness Center, Roof Deck, Trash, Visitor Parking |
| Parking Spaces | 1  |
| Parking        | Parkade, Titled, Underground                                   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Closet Organizers, High Ceilings, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage |
| Appliances        | Dishwasher, Dryer, Gas Stove, Refrigerator, Washer  |
| Heating           | Baseboard, Hot Water  |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Electric, Living Room   |
| # of Stories      | 4   |

### Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Balcony, BBQ gas line, Storage |
| Roof              | Flat                           |
| Construction      | Composite Siding, Wood Frame   |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 30th, 2025 |
| Days on Market | 91                 |

Zoning

M-C2

Listing Details

Listing Office

Royal LePage Benchmark

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.