

116, 515 4 Avenue NE  
Calgary, Alberta

MLS # A2252155

\$325,000

|           |                                    |        |                  |
|-----------|------------------------------------|--------|------------------|
| Division: | Bridgeland/Riverside               |        |                  |
| Type:     | Residential/Low Rise (2-4 stories) |        |                  |
| Style:    | Apartment-Single Level Unit        |        |                  |
| Size:     | 613 sq.ft.                         | Age:   | 2016 (9 yrs old) |
| Beds:     | 2                                  | Baths: | 2                |
| Garage:   | Off Street, Parkade, Underground   |        |                  |
| Lot Size: | -                                  |        |                  |
| Lot Feat: | -                                  |        |                  |

|             |                        |            |        |
|-------------|------------------------|------------|--------|
| Heating:    | Baseboard              | Water:     | -      |
| Floors:     | Ceramic Tile, Laminate | Sewer:     | -      |
| Roof:       | -                      | Condo Fee: | \$ 430 |
| Basement:   | -                      | LLD:       | -      |
| Exterior:   | Composite Siding       | Zoning:    | M-C2   |
| Foundation: | -                      | Utilities: | -      |
| Features:   | Open Floorplan         |            |        |

Inclusions: n/a

Welcome to Victory and Venture - where style meets convenience in the heart of Bridgeland. This sun-filled, 2 bedroom, 2 full bathroom corner unit offers rare main-level private patio access, perfect for entertaining, pet owners, or a lock-and-leave lifestyle. Step inside to an open-concept layout with tons of natural light, modern finishings, and a chef-inspired kitchen featuring a gas stovetop and sleek cabinetry. The thoughtful floorplan separates the two bedrooms for added privacy - ideal for roommates, guests, or a home office setup. Highlights include: Private west-facing patio with direct street access, titled underground parking + extra storage locker, smart entry system for secure access and package delivery, pet friendly building with on site dog wash, rooftop patio offering stunning downtown skyline views and -on site gym for your convenience. Located in one of Calgary's most walkable communities, you're just minutes from downtown, steps to trendy cafés and restaurants, and only a few blocks from the river pathways for biking, jogging, or a relaxing stroll. Low condo fees that include everything except electricity make this a prime investment opportunity or ideal urban home for professionals, first-time buyers, or downsizers. Don't miss your chance to live in one of Bridgeland's most desirable buildings—book your showing today!