



## 515 4 Avenue Calgary Alberta

\$330,000

LOCATION, PROXIMITY, and AFFORDABILITY awaits! Fantastic opportunity to own as an investor, a first-time home buyer, or a downsizer in the trendy and sought-after inner-city community of BRIDGELAND. This cozy 2-bedroom, 2-bathroom, with 1- titled underground parking & assigned storage space is all you need! Offering custom built-in appliances, two-tone kitchen cabinetry, Quartz countertops, and laminate flooring seen throughout! This unit delivers with an open-concept layout, modern finishes featuring a blend of urban convenience, and a twist of European flair! Primary bedroom with a private 4pc-ensuite, and secondary bedroom well-appointed in size can double up as an office, both rooms come with built-in wardrobes and located opposite of floor plan which makes for optional roommate living enjoyable and practical. This unit is quiet & south-facing, with a private patio entrance to your unit via the exterior building corridor, allowing for quick/easy access to your unit. Take advantage of the building's unique amenities, including a PET-WASH station, a boutique style fitness/yoga area, and a RARE rooftop patio/terrace with communal spaces, for get-togethers, shared experiences, and BBQ mealtimes - all while enjoying unobstructed views of Calgary's downtown skyline! Features: INSUITE laundry | Private patio/balcony with gas hook-up for all your fresh-air and BBQ needs. Electric Mounted fireplace | GAS Cook-top |building elevator to access all floors | Wheel-chair accessibility if needed |IMMEDIATE POSSESSION available! | An UNBEATABLE location, with shops, cafes, playgrounds, schools, convenient public transit, paved walkway/pathway systems, and award winning restaurants-all within a 1km radius! Don't delay and book your private showing today! Check-out the VIRTUAL 3D TOUR! (id:6769)

3pc Bathroom 3.00 Ft x 6.83 Ft

4pc Bathroom 6.58 Ft x 7.75 Ft

Primary Bedroom 9.75 Ft x 10.50 Ft

Kitchen 10.25 Ft x 13.08 Ft

Living room 12.17 Ft x 12.58 Ft

Bedroom 9.83 Ft x 9.08 Ft

Listing Presented By:



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Century 21 Bravo Realty

<http://www.liangcommercial.ca/>



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