



## 515 4 Avenue Calgary Alberta

\$325,000

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 cafes 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! (id:6769)

Other 5.75 Ft x 7.25 Ft

Other 10.00 Ft x 11.42 Ft

Living room 11.17 Ft x 11.17 Ft

Primary Bedroom 9.75 Ft x 11.08 Ft

Bedroom 9.50 Ft x 10.08 Ft

Laundry room 2.83 Ft x 2.92 Ft

3pc Bathroom 3.00 Ft x 7.08 Ft

4pc Bathroom 4.83 Ft x 8.25 Ft

Other 7.25 Ft x 7.58 Ft

Listing Presented By:



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**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca