



## 515 4 Avenue Calgary Alberta

\$344,900

Great value in Bridgeland! This TWO-bed/TWO full Bath condo at the Victory & Venture building is a perfect investment for your portfolio or a great place to call home. This 2nd floor unit features two bedrooms and two FULL bathrooms= all the modern features one would appreciate! Other highlights include European appliances, wide-plank laminate flooring, modern colours, quartz countertops, mosaic backsplash and dimmer lighting. The open-concept kitchen is a chef's dream, featuring glossy, white cabinets, integrated appliances, a GAS stove top, and under-mount lighting. The primary bedroom impresses with a spacious floor-to-ceiling built-in wardrobe and a luxurious 4 PC ensuite, while the second bedroom offers ample space and a floor-to-ceiling built-in closet. Enjoy summer BBQs on your south facing patio, complete with a gas hookup for outdoor entertainment! The unit features In-suite full size laundry and additional built-ins for simplicity as well as additional storage for you in the parkade. Amenities include TWO large rooftop patios with breathtaking downtown views, bars, a fireplace, a waterfall, and lounging areas. Plus, there's a gym with a yoga room and a pet wash station. Titled underground (heated!)parking and storage are included - ticking all the boxes! Walking distance to all the Bridgeland hot spots, East Village, river walks, Superstore, and more! Schedule your private showing today! (id:6769)

Other 6.75 Ft x 6.08 Ft

Living room 12.08 Ft x 12.58 Ft

Bedroom 8.42 Ft x 9.83 Ft

3pc Bathroom 2.92 Ft x 6.75 Ft

Kitchen 9.75 Ft x 12.42 Ft

Primary Bedroom 9.92 Ft x 10.42 Ft

Laundry room 1.92 Ft x 2.83 Ft

4pc Bathroom 5.83 Ft x 7.67 Ft

Listing Presented By:



Originally Listed by:  
Royal LePage Benchmark



**Real Estate Professionals Inc.**

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

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