

**221, 515 4 Avenue NE
Calgary, Alberta**

MLS # A2232199



\$294,900

Division:	Bridgeland/Riverside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	429 sq.ft.	Age:	2016 (9 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Flat	Condo Fee:	\$ 297
Basement:	-	LLD:	-
Exterior:	Composite Siding, Vinyl Siding, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Bookcases, Closet Organizers, No Animal Home, Quartz Counters		

Inclusions: n/a

Welcome to urban living in the heart of Bridgeland! This bright and stylish one-bedroom, one-bath condo offers the perfect blend of comfort and convenience. Built in 2016, the unit features modern appliances, a smart and efficient layout, and sunlight pouring in through a large south-facing window. Enjoy a well-equipped fitness centre, an incredible rooftop patio with city skyline views, and secure underground parking. Bridgeland offers a dynamic lifestyle— independent caf  s, markets, parks, bike paths, and access to the river pathway system are all just steps away. Right off Edmonton Trail, you’ll find Lil’ Empire Burger, OEB Breakfast Co., Una Pizza + Wine, and more foodie favourites within walking distance. Plus, Kensington’s shops, restaurants, and Bow River views are just a quick bike ride or CTrain stop away. Lowest condo fees in the building, perfect for first-time buyers, downsizers, investors, or anyone looking for stylish, low-maintenance living in one of Calgary’s most sought-after inner-city neighbourhoods.