

**311, 515 4 Avenue NE
Calgary, Alberta****MLS # A2253899****\$319,900**

Division:	Bridgeland/Riverside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	606 sq.ft.	Age:	2016 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 431
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows		

Inclusions: Kitchen Island Table and Cart, TV Wall Mount, Shelves under TV

Welcome home to Bridgeland! This is a fantastic opportunity to own in one of Calgary's trendiest inner-city neighbourhoods. Whether you're searching for your own residence or an investment property, this modern 2-bedroom, 2-bathroom unit is an excellent choice. The open-concept layout is both stylish and functional, featuring a sleek kitchen with modern finishes, including a panelled refrigerator and dishwasher and gas cooktop. The primary bedroom is complete with its own private ensuite, while the second bedroom and full bath provide flexibility for guests or a home office. Off the living room, enjoy a private balcony with gas hookups, and the convenience of in-suite laundry completes the space. The building offers great amenities, including a fitness centre and rooftop patios with incredible views of the city skyline. All of this, in vibrant Bridgeland—home to trendy restaurants, local shops, and easy access to the river pathways and downtown.