

**408, 515 4 Avenue NE**  
**Calgary, Alberta**

**MLS # A2223645**



**\$329,000**

<b>Division:</b>	Bridgeland/Riverside		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	615 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	2
<b>Garage:</b>	None, Off Street		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 427
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** Wooden table with telescopic legs

This bright and modern 1-bedroom, 2-bathroom unit has been rarely used and is in pristine condition throughout. The kitchen features two-tone cabinetry, quartz countertops, a gas cooktop, and built-in oven along with and fridge and dishwasher integrated into the cabinetry for a sleek look. The bedroom includes built-in storage, and the unit offers the convenience of in-suite laundry. Enjoy open-concept living with wide-plank flooring, large windows, and a private balcony. Building amenities include two rooftop patios with BBQs and skyline views, a fitness center, a pet wash station, bike maintenance area, and secure visitor parking. Located just steps from caf&eacute;s, restaurants, parks, and transit. A perfect option for professionals or investors looking for low maintenance living in an unbeatable location.