

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

**MLS # A2244136**



**\$289,000**

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

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

**Inclusions:** Fireplace

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’s, Empire Burger, OEB Breakfast Co., Una Pizza + Wine, and more foodie favourites within walking distance. Plus, Kensington’s shops, restaurants, and the Bow River 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.