

**319, 515 4 Avenue NE**  
**Calgary, Alberta**
**MLS # A2194121**

**\$339,900**

<b>Division:</b>	Bridgeland/Riverside		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Low-Rise (1-4)		
<b>Size:</b>	618 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Flat	<b>Condo Fee:</b>	\$ 423
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, High Ceilings, Open Floorplan		

**Inclusions:** Light fixtures

Do you want to walk to work in under 20 minutes? Investors and young professions, this unit is ideal for you! This TWO bedroom and TWO FULL-bathrooms unit, is in a newer building that has forward thinking features- TWO Rooftop Patios- perfect for parties and BBQ's, PET wash & Gym. Manage all your Amazon delivers and skip the dishes from your PHONE! This move-in ready south facing unit has a unique floorplan and was designed with space saving features, like built in wardrobes, closets, lots of kitchen cabinet PLUS a storage locker. The kitchen features quartz countertops, white glossy cabinets, and a gas stove top, and integrated appliances-making this a sleek & clean look. Comes with one underground titled parking spot and offers underground visitor parking, a gym & yoga room, TWO separate rooftop patios, with downtown views and lounge chairs, for when you want to take a break and catch some sun. Unit can be purchased with a tenant in place or move-in ready for you! Check out the 3D Tour!