

# \$319,900 - 116, 515 4 Avenue Ne, Calgary

MLS® #A2252155

**\$319,900**

2 Bedroom, 2.00 Bathroom, 613 sqft

Residential on 0.00 Acres

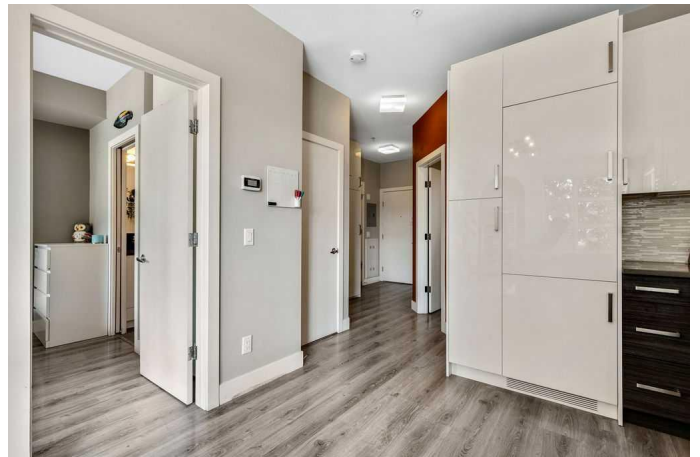
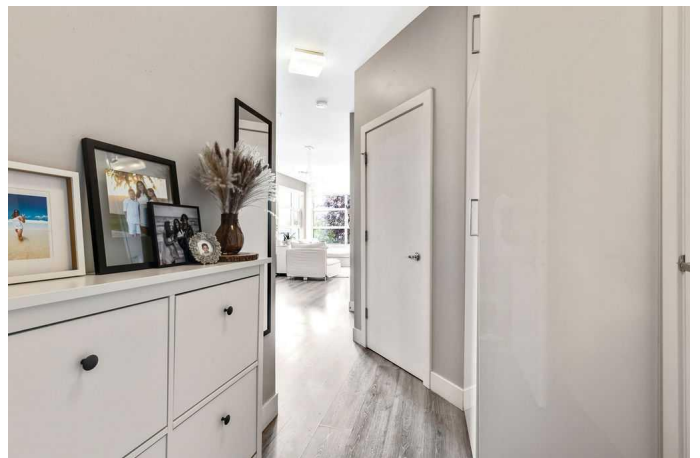
Bridgeland/Riverside, Calgary, Alberta

Welcome to Victory and Venture - where style meets convenience in the heart of Bridgeland. This sun-filled, 2 bedroom, 2 full bathroom corner unit offers rare main-level private patio access, perfect for entertaining, pet owners, or a lock-and-leave lifestyle.

Step inside to an open-concept layout with tons of natural light, modern finishings, and a chef-inspired kitchen featuring a gas stovetop and sleek cabinetry. The thoughtful floorplan separates the two bedrooms for added privacy - ideal for roommates, guests, or a home office setup. Highlights include: Private west-facing patio with direct street access, titled underground parking + extra storage locker, smart entry system for secure access and package delivery, pet friendly building with on site dog wash, rooftop patio offering stunning downtown skyline views and -on site gym for your convenience. Located in one of Calgary's most walkable communities, you're just minutes from downtown, steps to trendy caf  s and restaurants, and only a few blocks from the river pathways for biking, jogging, or a relaxing stroll.

Low condo fees that include everything except electricity make this a prime investment opportunity or ideal urban home for professionals, first-time buyers, or downsizers.

Don't miss your chance to live in one of Bridgeland's most desirable



buildingsâ€”book your showing today!

Built in 2016

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2252155          |
| Price          | \$319,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 613               |
| Acres          | 0.00              |
| Year Built     | 2016              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 116, 515 4 Avenue Ne |
| Subdivision | Bridgeland/Riverside |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2E 0J9              |

### Amenities

|                |                                                                                   |
|----------------|-----------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Secured Parking, Storage, Visitor Parking, Roof Deck |
| Parking Spaces | 1                                                                                 |
| Parking        | Off Street, Parkade, Underground                                                  |

### Interior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | Open Floorplan                                                              |
| Appliances        | Built-In Refrigerator, Dishwasher, Gas Cooktop, Oven-Built-In, Washer/Dryer |
| Heating           | Baseboard                                                                   |
| Cooling           | None                                                                        |
| Fireplace         | Yes                                                                         |

|                 |          |
|-----------------|----------|
| # of Fireplaces | 1        |
| Fireplaces      | Electric |
| # of Stories    | 4        |

## Exterior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior Features | Balcony, Barbecue, BBQ gas line, Other, Courtyard |
| Construction      | Composite Siding                                  |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 28th, 2025 |
| Days on Market | 61                |
| Zoning         | M-C2              |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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