

# \$335,000 - 116, 515 4 Avenue Ne, Calgary

MLS® #A2242623

**\$335,000**

2 Bedroom, 2.00 Bathroom, 613 sqft

Residential on 0.00 Acres

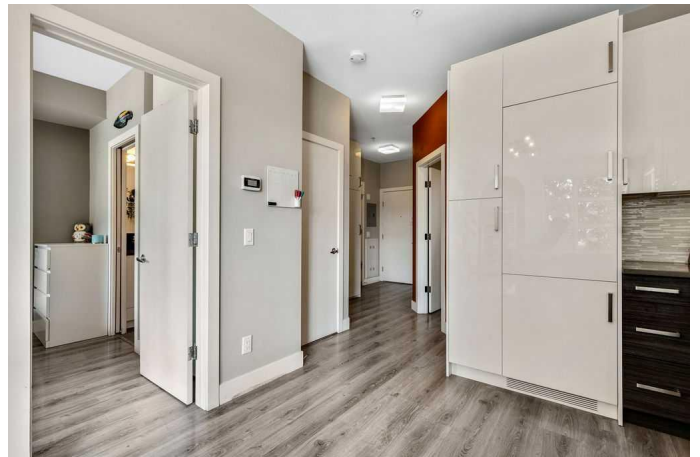
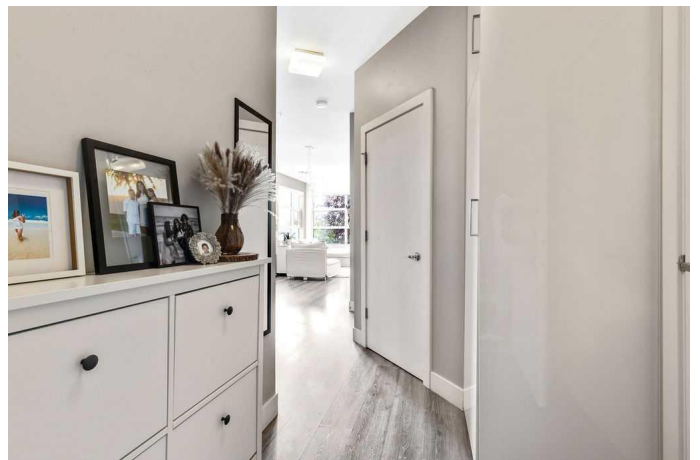
Bridgeland/Riverside, Calgary, Alberta

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® #	A2242623
Price	\$335,000
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, Washer/Dryer, Oven-Built-In
Heating	Baseboard
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Electric
# of Stories	4

## Exterior

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

## Additional Information

Date Listed	July 24th, 2025
Days on Market	5
Zoning	M-C2

## Listing Details

Listing Office	CIR Realty
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