

# \$299,900 - 408, 515 4 Avenue Ne, Calgary

MLS® #A2246672

**\$299,900**

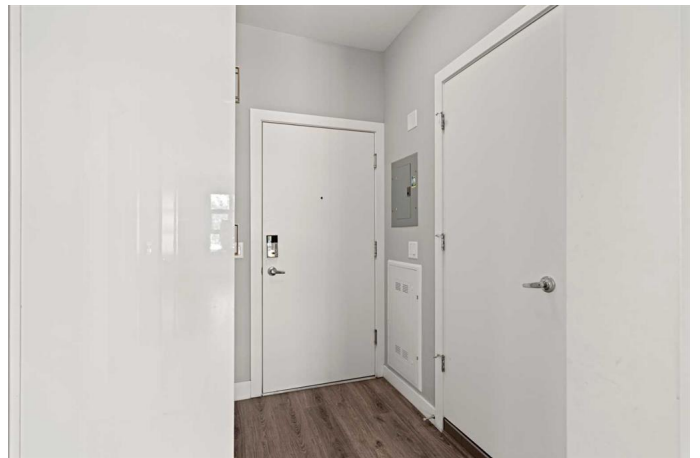
1 Bedroom, 2.00 Bathroom, 615 sqft

Residential on 0.00 Acres

Bridgeland/Riverside, Calgary, Alberta

This impeccably maintained one-bedroom, two-bathroom unit offers bright, contemporary living in a rarely used space that remains in pristine condition. The kitchen is beautifully appointed with striking two-tone cabinetry, quartz countertops, a gas cooktop, and a built-in oven. Both the refrigerator and dishwasher are seamlessly integrated into the cabinetry, creating a clean and modern finish. The spacious bedroom includes built-in storage, while the unit also features the convenience of in-suite laundry. Wide plank flooring, expansive windows, and an open-concept layout provide a sense of airiness throughout, with a private balcony extending the living space outdoors. Residents enjoy access to two rooftop patios with barbecues and skyline views, a fully equipped fitness centre, a pet wash station, a bike maintenance area, and secure visitor parking. Ideally located in the vibrant community of Bridgeland. Bridgeland is known for its walkable streets, village atmosphere, and strong sense of community. The apartment is within walking distance of the city centre and the river, offering easy access to downtown offices, the Bow River pathways, and scenic parks. This location is perfectly suited for professionals or investors seeking low-maintenance urban living in a highly desirable setting.

Built in 2016



## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2246672          |
| Price          | \$299,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 615               |
| Acres          | 0.00              |
| Year Built     | 2016              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 408, 515 4 Avenue Ne |
| Subdivision | Bridgeland/Riverside |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2E0J9               |

## Amenities

|           |                                                                          |
|-----------|--------------------------------------------------------------------------|
| Amenities | Elevator(s), Recreation Room, Storage, Visitor Parking, Roof Deck, Trash |
| Parking   | None, Off Street                                                         |

## Interior

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, No Animal Home, No Smoking Home, Open Floorplan                              |
| Appliances        | Dishwasher, Electric Oven, Range Hood, Washer/Dryer Stacked, Built-In Refrigerator, Gas Cooktop |
| Heating           | Baseboard                                                                                       |
| Cooling           | None                                                                                            |
| # of Stories      | 4                                                                                               |

## Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Balcony, Outdoor Kitchen |
| Construction      | Wood Frame               |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 12               |
| Zoning         | M-C2             |

## **Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | Greater Calgary Real Estate |
|----------------|-----------------------------|

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