

\$325,000 - 116, 515 4 Avenue Ne, Calgary

MLS® #A2252155

\$325,000

2 Bedroom, 2.00 Bathroom, 613 sqft

Residential on 0.00 Acres

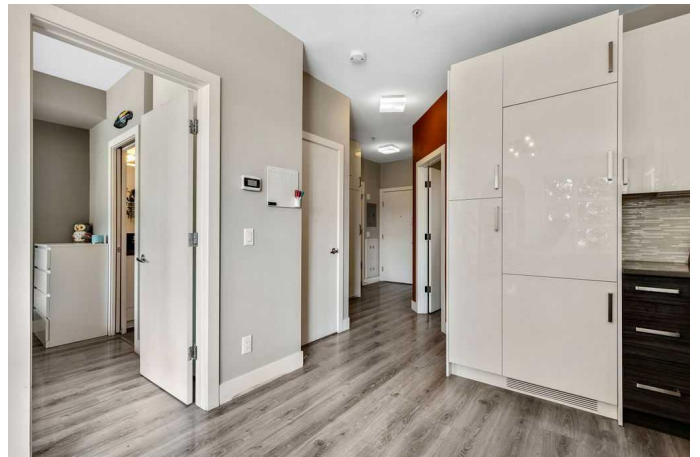
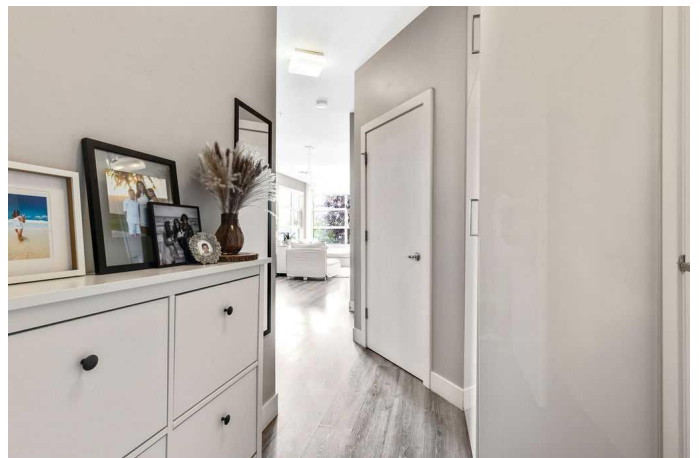
Bridgeland/Riverside, Calgary, Alberta

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® #	A2252155
Price	\$325,000
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, Roof Deck, Secured Parking, Storage, Visitor Parking
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, Courtyard, Other
Construction	Composite Siding

Additional Information

Date Listed	August 28th, 2025
Days on Market	11
Zoning	M-C2

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.