



CORY PELCHAT
REALTOR®
GRASSROOTS REALTY GROUP LTD.

780-933-9938
pelchatsold@gmail.com

416, 515 4 Avenue NE
Calgary, Alberta

MLS # A2226782



\$349,500

Division:	Bridgeland/Riverside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	603 sq.ft.	Age:	2016 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 431
Basement:	-	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Built-in Features		

Inclusions:	n/a
--------------------	-----

SLEEK, MODERN and STYLISH! This BEAUTIFUL well designed condo is made for living and entertaining. The GOURMET kitchen comes with a GAS stove, full height glossy cabinets, QUARTZ countertops, and room for an ISLAND. The spacious living room has large windows making it BRIGHT and CHEERY, SW facing for impeccable VIEWS of DOWNTOWN and HIGH CEILINGS. There are 2 bedrooms both equipped with WINDOWS and 2 FULL bathrooms, INSUITE Laundry and titled UNDERGROUND Parking and a storage locker. The ROOF TOP PATIO is perfect for BBQ's, gatherings and relaxing. There is also a GYM. Excellent inner city location! Walk to downtown, shops, cafes, restaurants and river pathways. Incredible VALUE!