

# \$350,000 - 206, 515 4 Avenue Ne, Calgary

MLS® #A2207254

**\$350,000**

2 Bedroom, 2.00 Bathroom, 659 sqft

Residential on 0.00 Acres

Bridgeland/Riverside, Calgary, Alberta

CORNER 2-BED/2-BATH CONDO W/ ROOFTOP PATIO IN BRIDGELAND'S V&V! If you've been dreaming of a MODERN CONDO in Calgary's core with incredible walkability, and a rooftop patio fully equipped with lounge chairs, fire pits and dramatic VIEWS—this is it! Welcome to #206 at Victory & Venture, a sleek 2-bed, 2-bath condo in the sought-after inner-city neighbourhood of Bridgeland—just minutes from the Bow River Pathway, Prince's Island Park, and the downtown core. Step inside to a functional and spacious layout with two large bedrooms on opposite sides—each with their own bathroom, making it perfect for guests, roommate or a work-from-home setup. The open-concept living area features large windows, vinyl plank floors, and an electric fireplace for cozy nights in. The kitchen is a true showstopper with built-in appliances throughout: a gas range cooktop, built-in oven, and cabinet-integrated fridge, surrounded by glossy cabinetry and quartz counters. Enjoy morning coffee or summer BBQs on your private balcony, complete with a gas hookup and grill! This pet-friendly unit (with board-approval) also includes in-suite laundry, a titled parking stall in the underground heated parkade (no more snow!), and an assigned storage locker for all your seasonal decor. Victory & Venture offers some of the best amenities in the city which include a STUNNING rooftop patio with panoramic, unobstructed views of the downtown skyline,



BBQ grills, pergola-covered dining areas, sun-tanning loungers, gym and even a dedicated dog wash station! Outside your door take a short stroll to Bridgeland's main street to enjoy local shops, restaurants, and caf  s. Nature is just a bit further down towards St. Patrick   s Island, Prince   s Island Park, and the Bow River Pathway. You   re also minutes from the LRT station for convenient access into downtown and the Stampede Grounds. All of the best amenities, dining & events Calgary has to offer are available to you in a 10 min drive or less & access to the rest of the city is possible through several major roadways: Memorial Dr, Deerfoot Trail & 16th Ave. Jumping in the car: Airport is a 16 min drive (13.6KM), & Banff is a 1 hr 26 min drive (127KM).

Built in 2017

### Essential Information

MLS�� #	A2207254
Price	\$350,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	659
Acres	0.00
Year Built	2017
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	206, 515 4 Avenue Ne
Subdivision	Bridgeland/Riverside
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T2E 0J9

### Amenities

Amenities	Bicycle Storage, Elevator(s), Fitness Center, Parking, Picnic Area, Roof Deck, Secured Parking, Snow Removal, Storage, Visitor Parking
Parking Spaces	1
Parking	Parkade, Stall, Titled, Underground

### Interior

Interior Features	Built-in Features, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters
Appliances	Built-In Gas Range, Built-In Oven, Built-In Refrigerator, Dishwasher, Range Hood, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
# of Stories	4

### Exterior

Exterior Features	Balcony, Outdoor Grill, Outdoor Kitchen, Uncovered Courtyard
Construction	Composite Siding, Concrete, Vinyl Siding, Wood Frame

### Additional Information

Date Listed	April 1st, 2025
Days on Market	16
Zoning	M-C2

### Listing Details

Listing Office	RE/MAX First
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