

# \$338,888 - 206, 515 4 Avenue Ne, Calgary

MLS® #A2207254

**\$338,888**

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          | \$338,888         |
| 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 Oven, Built-In Refrigerator, Dishwasher, Range Hood, Washer/Dryer Stacked, Window Coverings, Built-In Gas Range |
| Heating           | Baseboard  |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Electric   |
| # of Stories      | 4  |

### Exterior

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

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 1st, 2025 |
| Days on Market | 46              |
| Zoning         | M-C2            |

### Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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