

# \$7,257,800 - 515 4 Avenue Ne, Calgary

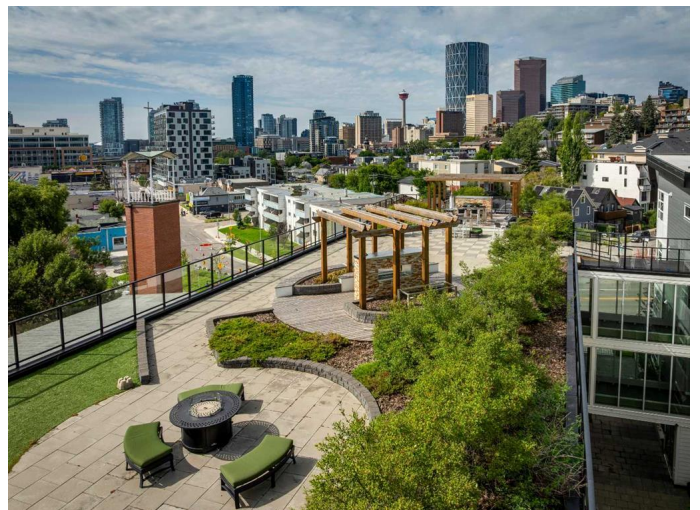
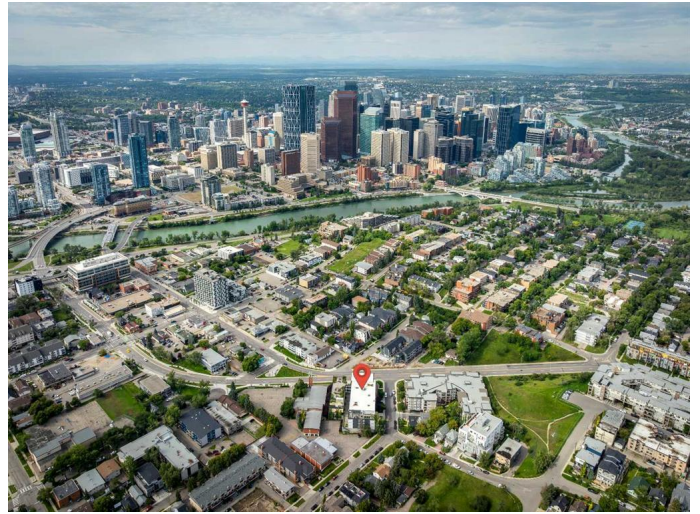
MLS® #A2250165

**\$7,257,800**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Bridgeland/Riverside, Calgary, Alberta

Incredible Bridgeland Investment Opportunity! This listing includes 22 of the 82 units (27% of entire building) located in the Victory & Venture building located in the heart of Bridgeland – a popular sought-after inner-city community. An ideal investment in a newer building, built in 2016, this is the first time these 9-year-old units have been offered for sale through the developer. Situated on the corner of 4 Ave NE & Edmonton Tr, directly on the #5 bus route and walking distance to downtown makes this the perfect location for commuters and students. Offering 5 Townhomes, 1 x 3 Bedroom Unit, and 16 x 2 Bedroom units. Each unit has a titled underground parking space and 1 assigned storage unit, gas stove top, electric built-in oven, hood fan, fridge, dishwasher, washer and dryer, quartz countertops, large windows, and sleek cabinetry. 2 of the townhomes have central air. Common area amenities include a roof top terrace with conversation seating and amazing downtown views, bbq area and fire table, a fitness centre with yoga room, dog wash station, bike maintenance area and visitor parking. Your tenants will enjoy all inner city living has to offer including quick access to the river and pathway system, close to all amenities with an off-leash dog park nearby. A 5-minute walk to restaurants, bars, and coffee shops. Ideal opportunity to lease multiple units to corporations for their employees, this is an easy investment with the future potential of selling these separate titled units individually.



Built in 2016

## Essential Information

MLS® #	A2250165
Price	\$7,257,800
Bathrooms	0.00
Acres	0.00
Year Built	2016
Type	Commercial
Sub-Type	Multi Family
Status	Active

## Community Information

Address	515 4 Avenue Ne
Subdivision	Bridgeland/Riverside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 0J9

## Interior

Heating	Baseboard
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## Exterior

Lot Description	Corner Lot, Near Public Transit
Roof	Membrane
Construction	Cement Fiber Board, Stone, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	August 20th, 2025
Days on Market	27
Zoning	M-C2

## Listing Details

Listing Office	Royal LePage Benchmark
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