

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

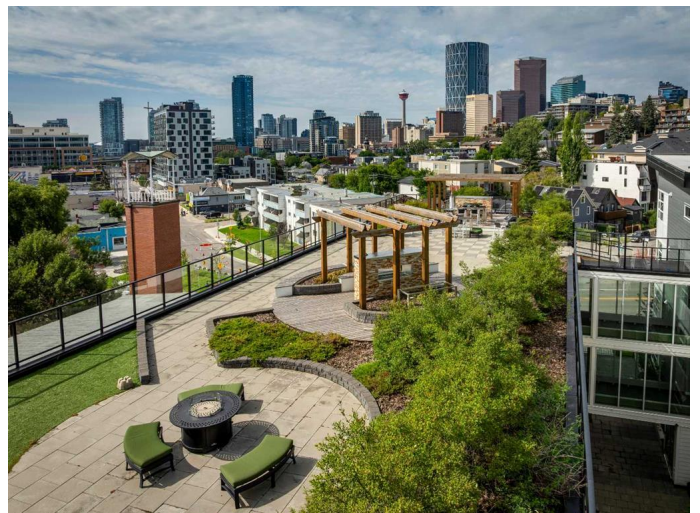
MLS® #A2250165

**\$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 |
|---------|-----------|

## 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 | 22                |
| Zoning         | M-C2              |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.