



**GRASSROOTS**  
REALTY GROUP

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**515 4 Avenue NE**  
**Calgary, Alberta**

**MLS # A2250165**



**\$6,578,000**

<b>Division:</b>	Bridgeland/Riverside		
<b>Type:</b>	Commercial/Multi Family		
<b>Style:</b>	-		
<b>Size:</b>	108,284 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	-	<b>Baths:</b>	-
<b>Garage:</b>	-		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Corner Lot, Near Public Transit		

<b>Heating:</b>	Baseboard	<b>Bldg Name:</b>	Victory & Venture
<b>Floors:</b>	-	<b>Water:</b>	-
<b>Roof:</b>	Membrane	<b>Sewer:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	-		

**Inclusions:** 22 x Washer/Dryer, 22 x Gas Stove, 22 x Fridge, 22 x Built-In Oven, 22 x Dishwasher, 22 x Hoodfan, all light fixtures, all seller owned window coverings, 2 x central air units

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.