

# \$269,900 - 312, 123 4 Street Ne, Calgary

MLS® #A2210649

## \$269,900

1 Bedroom, 1.00 Bathroom, 417 sqft

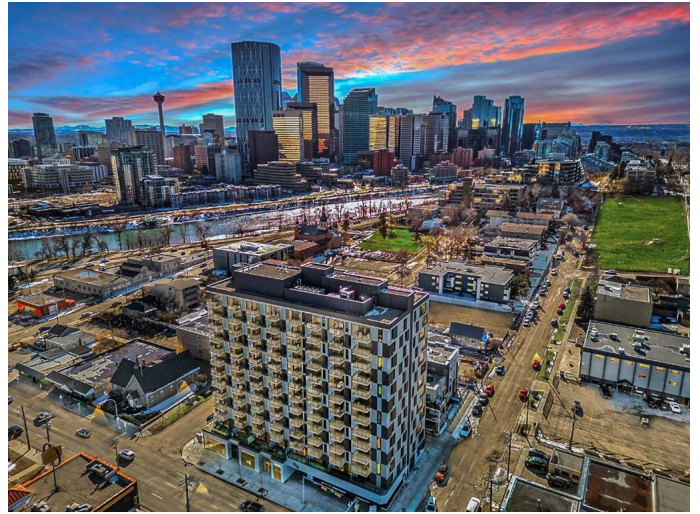
Residential on 0.00 Acres

Crescent Heights, Calgary, Alberta

OPEN HOUSE - Saturday, April 12th 12-4pm.

This charming 1-bedroom, 1-bath apartment offers the perfect blend of modern living and convenience. With a stylish design, this apartment makes the most of every inch of space, featuring clean lines and an abundance of natural light from large windows. The open-concept living area flows seamlessly into the kitchen, creating an ideal space for both relaxing and entertaining. The large kitchen island provides versatility with its own built-in dining area, and the full-height cabinets offer all the storage you need. This unit includes in-suite laundry which means you never have to leave your home to have clean clothes and bedding. The bedroom is highlighted by a generously sized window, providing views and ample natural light - a detail which is not standard in all units. Your own private balcony is perfect for enjoying a nice cup of coffee in the morning or a glass of wine to unwind in the evening. Plus, this unit comes with your own storage locker to store those larger items. One of the exceptional features of this property is the shared rooftop patio, where you can enjoy stunning views of Downtown and fresh air in a peaceful setting, perfect for unwinding or socializing with friends.

Ideally located near downtown, this apartment offers easy access to local shops like the iconic Luke's Drug Mart, restaurants like the Blue Star Diner, and quick access to public transportation, making it perfect for those who



want to experience the best of city living in Calgary. Additionally, the condo allows for short-term rentals like AirBnB, providing the perfect opportunity for those looking to generate rental income! Whether you're looking for a cozy home or a profitable investment, this apartment offers both comfort and potential. Donâ€™t miss out on the chance to own this impressive unit!

Built in 2023

**Essential Information**

MLS® #	A2210649
Price	\$269,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	417
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	312, 123 4 Street Ne
Subdivision	Crescent Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E8K3

**Amenities**

Amenities	Bicycle Storage, Elevator(s), Storage
Parking	None

**Interior**

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Storage
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Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Fan Coil
Cooling	Central Air
# of Stories	14

## Exterior

Exterior Features	Balcony, Courtyard, Covered Courtyard, Fire Pit
Construction	Concrete

## Additional Information

Date Listed	April 11th, 2025
Days on Market	3
Zoning	DC

## Listing Details

Listing Office	RE/MAX Real Estate (Central)
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