# \$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

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. Don'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

Appliances Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator,

Washer

Heating Fan Coil

Cooling Central Air

# of Stories 14

#### **Exterior**

Exterior Features Balcony, Courtyard, Fire Pit, Covered Courtyard

Construction Concrete

#### **Additional Information**

Date Listed April 11th, 2025

Days on Market 34

Zoning DC

## **Listing Details**

Listing Office RE/MAX Real Estate (Central)

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