

# \$274,900 - 1107, 123 4 Street Ne, Calgary

MLS® #A2172408

**\$274,900**

1 Bedroom, 1.00 Bathroom, 459 sqft  
Residential on 0.00 Acres

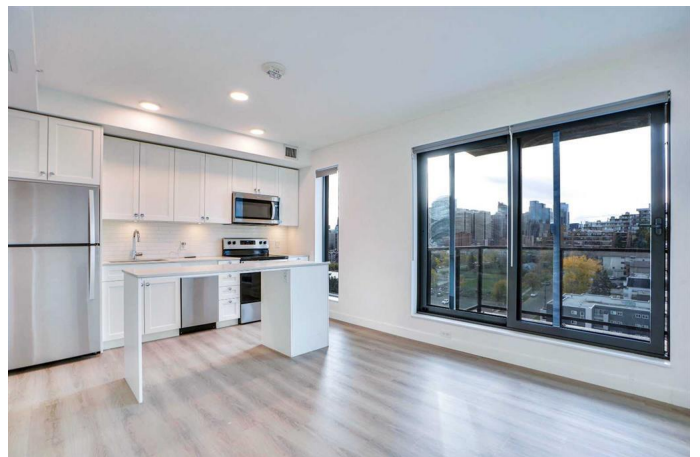
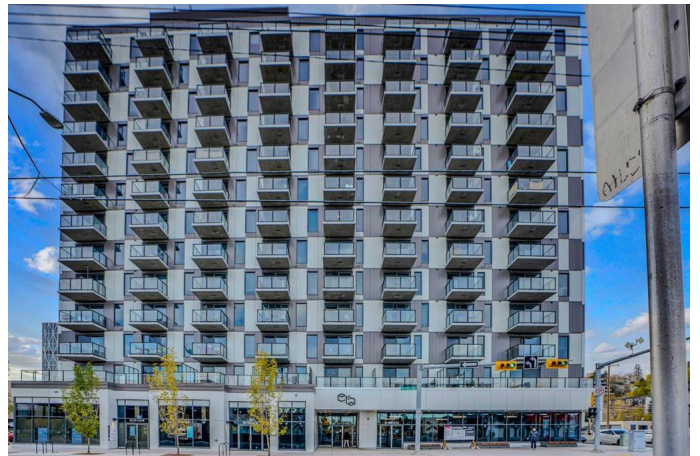
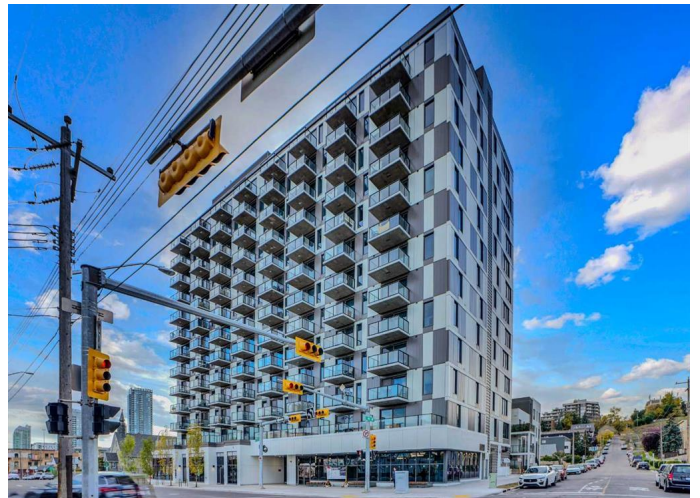
Crescent Heights, Calgary, Alberta

This stunning unit condo, nestled between Bridgeland and Crescent Heights, offers a fantastic opportunity for downtown Calgary living or short-term rental investment with great Airbnb potential! Developed by Minto Communities, this 1-bedroom, 1-bathroom unit seamlessly blends modern comfort with the ultimate in urban convenience.

Step into a bright, open-concept space filled with natural light, thanks to its South-facing balcony. The kitchen features a sleek design with quartz countertops, stainless steel appliances, a large island with seating, and the convenience of in-suite laundry

This building is equipped with advanced smart security, featuring facial recognition, video calling, and package locker integration, giving you peace of mind and ease of access. The resident engagement system keeps you connected to your neighbors and virtual concierge services. Plus, enjoy a spectacular rooftop patio with firepits, barbecues, and uninterrupted views of the downtown skyline—perfect for hosting friends. There's also an indoor workspace for your professional needs.

Location is everything here! You'll be just steps from shops, parks, playgrounds, the scenic river pathways, and the Bridgeland LRT station, with downtown Calgary just minutes away. Whether you're seeking a prime investment property or a vibrant place to call home, this condo offers the best of both worlds in one of Calgary's most desirable



neighborhoods.

Don't miss this incredible opportunity! Book your private viewing today to check out the condo and views.

Built in 2022

### Essential Information

MLS® #	A2172408
Price	\$274,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	459
Acres	0.00
Year Built	2022
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Active

### Community Information

Address	1107, 123 4 Street Ne
Subdivision	Crescent Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 3S2

### Amenities

Amenities	Trash, Elevator(s), Roof Deck, Storage, Visitor Parking
Parking	None

### Interior

Interior Features	High Ceilings, Kitchen Island, Open Floorplan, Closet Organizers, Quartz Counters, Storage
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Dryer, Washer

Heating	Fan Coil
Cooling	Central Air
# of Stories	14

### **Exterior**

Exterior Features	Balcony
Construction	Concrete

### **Additional Information**

Date Listed	October 11th, 2024
Days on Market	154
Zoning	DC

### **Listing Details**

Listing Office	eXp Realty
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