

312, 123 4 Street NE

Calgary, Alberta

MLS # A2230054



\$269,900

|             |  |            |                  |
|-------------|--|------------|------------------|
| Division:   | Crescent Heights   |            |                  |
| Type:       | Residential/High Rise (5+ stories)                       |            |                  |
| Style:      | Apartment-Single Level Unit                              |            |                  |
| Size:       | 417 sq.ft.   | Age:       | 2023 (2 yrs old) |
| Beds:       | 1  | Baths:     | 1                |
| Garage:     | None   |            |                  |
| Lot Size:   | -  |            |                  |
| Lot Feat:   | -  |            |                  |
| Heating:    | Fan Coil   | Water:     | -                |
| Floors:     | Vinyl Plank  | Sewer:     | -                |
| Roof:       | -  | Condo Fee: | \$ 293           |
| Basement:   | -  | LLD:       | -                |
| Exterior:   | Concrete   | Zoning:    | DC               |
| Foundation: | -  | Utilities: | -                |
| Features:   | Kitchen Island, No Animal Home, No Smoking Home, Storage |            |                  |
| Inclusions: | N/A  |            |                  |

Welcome to Unit 312 &ndash; a thoughtfully designed 1-bedroom condo in the heart of Crescent Heights, offering walkable access to downtown and the vibrant energy of Bridgeland. Whether you're a first-time buyer, city-loving downsizer, or savvy investor, this Airbnb-friendly unit is a rare gem with both lifestyle and income potential. Bright and modern, this third-floor unit showcases clean design with vinyl plank flooring, sleek white cabinetry, and a functional kitchen complete with a quartz countertops and stainless steel appliances. The open-concept layout flows effortlessly into the living area, leading to your private balcony &mdash; the perfect spot for a morning coffee or a quiet unwind. The bedroom features a full-size window (rare for this building), offering a serene and airy retreat. Enjoy the convenience of in-suite laundry and an extra-large storage locker for added functionality. One of the standout features? A spectacular rooftop patio with unobstructed views of the downtown skyline &mdash; perfect for entertaining, relaxing, or catching Calgary's fireworks in the summer. All this in a prime inner-city location just steps to transit, Bow River pathways, boutique shops, restaurants, and caf'eacute;s like Luke's Drug Mart and Blue Star Diner. With flexible short-term rental permissions and unbeatable walkability, this condo offers incredible value and opportunity in one of Calgary's most dynamic communities.