

**908, 123 4 Street NE**  
**Calgary, Alberta**

**MLS # A2222898**



**\$269,900**

<b>Division:</b>	Crescent Heights		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	375 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 268
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Quartz Counters		

**Inclusions:** None

Welcome to this stunning TURNKEY, INVESTMENT PROPERTY on the 9th-floor one-bedroom, one-bathroom apartment with breathtaking views of downtown Calgary, ideally located in the vibrant community of Crescent Heights. This modern home features high-end finishes, an open-concept layout, and easy access to all that the city has to offer. Inside, light brown vinyl flooring flows throughout the unit, creating a warm and inviting atmosphere. The four-piece bathroom, conveniently situated near the entrance, includes quartz countertops and sleek contemporary finishes. As you move further into the space, the open layout seamlessly connects the kitchen and living room, offering both functionality and style. The kitchen is equipped with stainless steel appliances, quartz countertops, and generous cabinet space. The bright, welcoming living room opens onto a private balcony—the perfect spot to enjoy your morning coffee or unwind with scenic views of downtown and the Crescent Heights neighborhood. The bedroom includes a spacious closet and sliding doors for added privacy and ease of access. An in-suite washer and dryer, conveniently located near the entrance, add to the practicality of this well-designed home. Residents of this building enjoy access to rooftop amenities with panoramic views of Calgary. Crescent Heights itself is a dynamic neighborhood offering schools, parks, shops, and restaurants—all just moments from downtown. With quick access to major routes like Deerfoot Trail and Crowchild Trail, commuting is straightforward, and the Calgary International Airport is just a short drive away. Don't miss your chance to live in this exceptional home in one of Calgary's most desirable communities. Schedule your private showing today!