

**1107, 123 4 Street NE**  
**Calgary, Alberta**

**MLS # A2207215**



**\$259,999**

<b>Division:</b>	Crescent Heights		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	459 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	None		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 315
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Storage		

**Inclusions:** N/A

This stunning unit condo, nestled between Bridgeland and Crescent Heights, offers a fantastic opportunity for downtown Calgary living or rental investment with great 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.