

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.