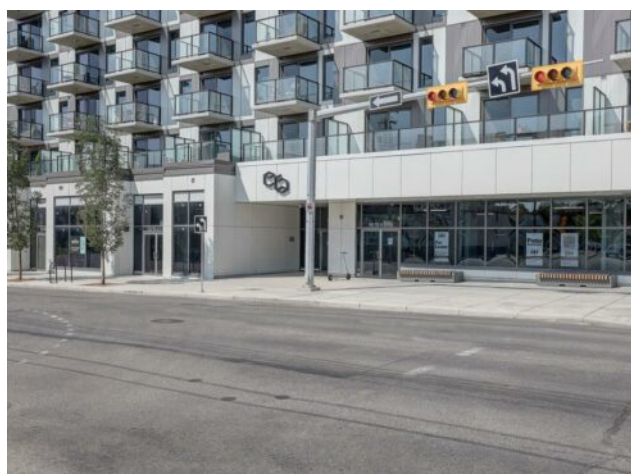


614, 123 4 Street NE  
Calgary, Alberta

MLS # A2239300



**\$270,000**

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Crescent Heights                   |               |                  |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                  |
| <b>Size:</b>     | 425 sq.ft.                         | <b>Age:</b>   | 2023 (2 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                |
| <b>Garage:</b>   | Off Street                         |               |                  |
| <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> | \$ 293 |
| <b>Basement:</b>   | -              | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Concrete       | <b>Zoning:</b>    | DC     |
| <b>Foundation:</b> | -              | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Kitchen Island |                   |        |

**Inclusions:** none

Discover urban living at its finest with this stylish 1-bedroom condo nestled in the sought-after community of Crescent Heights. Perfectly positioned between downtown and Bridgeland, this modern third-floor unit offers the ideal blend of city convenience and neighborhood charm. Whether you're looking for a smart investment, a low-maintenance home base, or a foothold in Calgary's inner city, this property checks all the boxes and a rare AirBnB friendly building. Inside, you'll find a bright and contemporary interior featuring durable vinyl plank flooring, minimalist white cabinetry, quartz countertops, and stainless steel appliances. The streamlined kitchen opens into a spacious living area that connects seamlessly to a private balcony — an inviting extension of your living space for morning coffee or evening relaxation. The bedroom is a standout, offering a rare full-sized window that fills the room with natural light and enhances the open, airy feel. Additional highlights include in-suite laundry and a generously sized storage locker to help keep your lifestyle organized. Head upstairs to take in one of the building's best amenities: a stunning rooftop terrace with panoramic views of the downtown skyline. It's the ultimate space to entertain guests, enjoy summer sunsets, or catch fireworks during city events. Live steps from Bow River pathways, public transit, and some of Calgary's most beloved local spots — including cafés, markets, and eateries. With unmatched walkability and flexible rental options, this condo is a versatile and valuable opportunity in one of Calgary's most vibrant neighborhoods.