

908, 123 4 Street NE
Calgary, Alberta

MLS # A2203153



\$269,900

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

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

Inclusions: None

Welcome to this stunning 9th-floor, one-bedroom, one-bathroom apartment with breathtaking views of downtown Calgary, nestled in the vibrant community of Crescent Heights. This beautiful home offers modern finishes, an open-concept layout, and convenient access to everything the city has to offer. Step inside to find light brown vinyl flooring flowing seamlessly throughout the unit, creating a warm and inviting atmosphere. The four-piece bathroom is conveniently located near the entrance and features quartz countertops and contemporary finishes. As you move further inside, the open-concept design effortlessly connects the kitchen and living room, maximizing both space and functionality. The kitchen is well-sized, offering stainless steel appliances, quartz countertops, and ample cabinet storage. The living room is bright and welcoming, providing access to your private outdoor balcony, where you can take in the stunning views of downtown Calgary and the picturesque Crescent Heights community. This outdoor space is perfect for enjoying morning coffee or unwinding after a long day. The bedroom features a spacious closet and sliding doors, offering both privacy and convenience. Completing this unit is an in-suite washer and dryer, conveniently located near the front entrance. Living in Crescent Heights means enjoying a fantastic community with a variety of amenities. The apartment building itself features rooftop amenities that offer panoramic views of the city. Crescent Heights is home to multiple schools, including a high school, as well as a variety of shops, restaurants, and parks. The neighborhood is just seconds from downtown Calgary, providing quick access to entertainment, dining, and nightlife. Conveniently located near Deerfoot Trail and Crowchild Trail, commuting throughout the city is effortless. Additionally, the

Calgary International Airport is only a short drive away. Don't miss the opportunity to live in this incredible home in one of Calgary's most sought-after communities. Book your showing today through the ShowingTime app!