

\$259,900 - 804, 123 4 Street Ne, Calgary

MLS® #A2110534

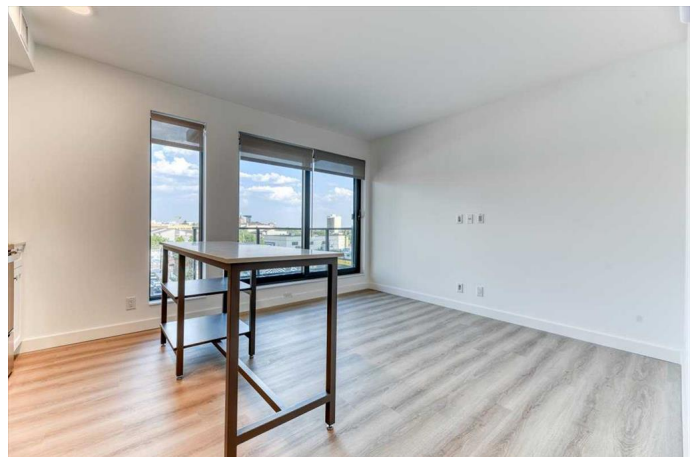
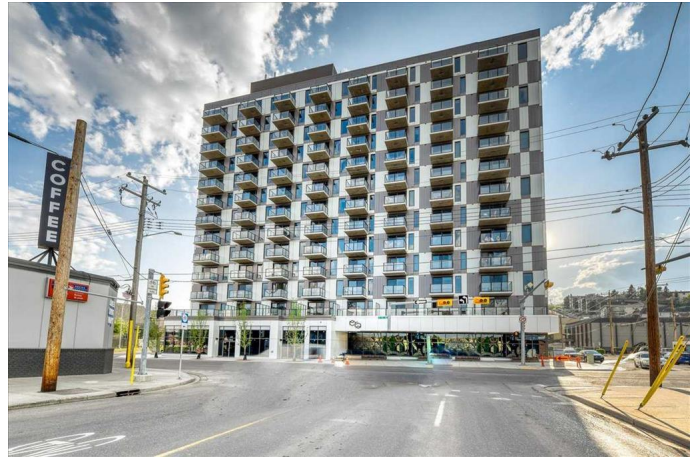
\$259,900

1 Bedroom, 1.00 Bathroom, 421 sqft

Residential on 0.00 Acres

Crescent Heights, Calgary, Alberta

Ideally located between Crescent Heights and Bridgeland sits this contemporary 1 bedroom unit. An incredible WALK SCORE OF 98, across the street from the historic Luke's Drug Mart and within walking distance to Blush Lane Organic Market, amazing restaurants, quaint cafes, boutique shopping, the tranquil river pathways and beyond to the East Village and downtown! Then come home to quiet and peace of mind in this SUSTAINABLE, CONCRETE and SMART BUILDING that is targeting LEED CERTIFICATION with an emphasis on water use reduction, improved energy performance through equipment and appliance selections, suite compartmentalization, effective ventilation and indoor air quality. An extraordinary ROOFTOP PATIO encourages entertaining and connections with the other residents with dining areas, a barbeque area and a lounge space all nestled amongst outstanding downtown views. Spend cooler days in the fantastic INDOOR AMENITY SPACE. Perched on the 8th floor offering beautiful CITY VIEWS, this sophisticated unit appeals to both first-time buyers and investors alike with short-term rentals such as AIRBNB PERMITTED (48-hour stay minimum) and is PET-FRIENDLY upon board approval. The open floor plan is bathed in NATURAL LIGHT with a neutral colour pallet, LUXURY VINYL PLANK FLOORING and a modern aesthetic. Show off your culinary prowess in the sleek kitchen featuring STAINLESS STEEL



APPLIANCES, FULL-HEIGHT CABINETS, timeless subway backsplash and a moveable island for extra prep space and gathering around. Sit back and relax in the adjacent dining room or on the spacious balcony. GLASS RAILINGS ensure unobstructed views while hosting summer barbeques or enjoying morning coffees and evening beverages. IN-SUITE LAUNDRY and a separate STORAGE LOCKER add to your convenience. As does the 1VELET SMART SECURITY SYSTEM that offers a smart entry system, resident engagement app and security system all in one. This first of its kind smart system also features video calling, facial entry, a virtual concierge (1-way), Yardi payment and data integration, package locker integration, community messaging, DocBox, Service Marketplace, ticketing system and more! Maintenance-free, urban living awaits in this environmentally conscious building in an unsurpassable location!

Built in 2022

Essential Information

MLS® #	A2110534
Price	\$259,900
Sold Price	\$255,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	421
Acres	0.00
Year Built	2022
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	804, 123 4 Street Ne
Subdivision	Crescent Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 8K3

Amenities

Amenities	Elevator(s), Recreation Room, Roof Deck, Storage
Parking	None

Interior

Interior Features	High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Recessed Lighting, Soaking Tub, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Fan Coil, Natural Gas
Cooling	None
# of Stories	13
Basement	None

Exterior

Exterior Features	Barbecue, Courtyard, Fire Pit
Lot Description	Views
Roof	Flat
Construction	Concrete, Metal Siding
Foundation	Poured Concrete

Additional Information

Date Listed	February 28th, 2024
Date Sold	March 15th, 2024
Days on Market	16
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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