

\$264,900 - 904, 123 4 Street Ne, Calgary

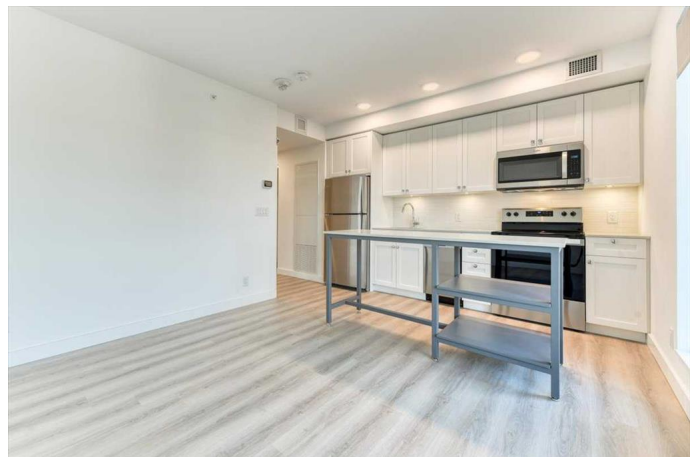
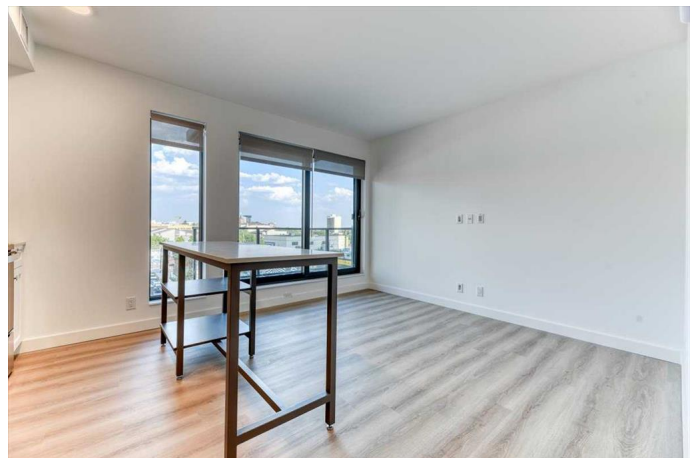
MLS® #A2118040

\$264,900

1 Bedroom, 1.00 Bathroom, 421 sqft
Residential on 0.00 Acres

Crescent Heights, Calgary, Alberta

Contemporary 1 bedroom unit in the sustainable ERA building that is perfectly situated between the coveted communities of Crescent Heights and Bridgeland. This incredible location has a WALK SCORE OF 98, is across the street from the historic Luke's Drug Mart and is 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! The concrete construction ensures peace and quiet plus was built to be SUSTAINABLE, 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. 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 room to gather over a delicious meal. Clear sightlines into the inviting living room provide outstanding connectivity. Enjoy the stunning views from the EXPANSIVE BALCONY with glass railings and ample space for hosting summer barbeques or unwinding over your morning cup of joe or evening glass of wine. IN-SUITE LAUNDRY adds to your convenience. A ton of extra



space to entertain and convene with neighbours is found on the wonderful ROOFTOP PATIO with dining areas, barbeques, a firepit and lounge spaces all nestled amongst breathtaking downtown views. Spend cooler days in the fantastic INDOOR AMENITY SPACE. The building is also equipped with a 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! Pet-friendly upon board approval. Short-term rentals such as AIRBNB PERMITTED (48-hour stay minimum). This building has it all! Come see for yourself.

Built in 2022

Essential Information

MLS® #	A2118040
Price	\$264,900
Sold Price	\$260,000
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	904, 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, No Smoking Home, 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	March 28th, 2024
Date Sold	April 11th, 2024
Days on Market	14
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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