

\$299,900 - 712, 123 4 Street Ne, Calgary

MLS® #A2143557

\$299,900

1 Bedroom, 1.00 Bathroom, 424 sqft

Residential on 0.00 Acres

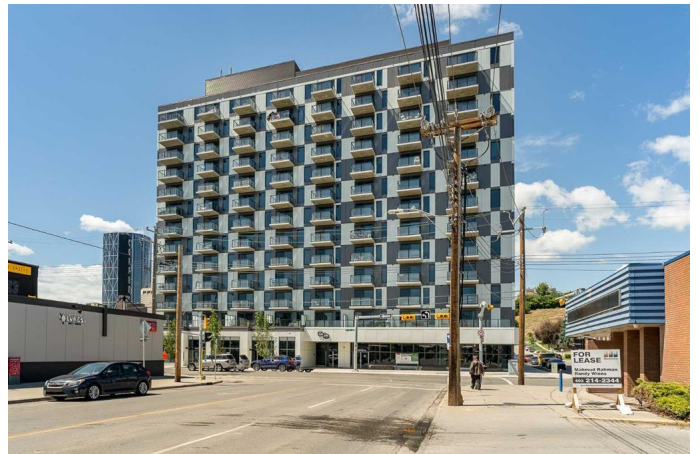
Crescent Heights, Calgary, Alberta

AIRBNB Friendly (minimum 48-hour rental): Explore this exceptional AIR CONDITIONED 1-bedroom unit at this Sustainable Era Building—an ideal choice for environmentally conscious young professionals seeking a new home. Constructed from concrete and aiming for LEED certification, this building prioritizes water conservation and energy efficiency.

Step inside to discover a bright and spacious layout featuring luxury vinyl plank flooring. The kitchen is equipped with STAINLESS STEEL appliances, full-height cabinetry, and an eat-in island for added prep space. A standout feature is the ROOFTOP PATIO, offering breathtaking downtown views—an ideal setting for entertaining guests - with fire pits and bbqs. On cooler days, residents can enjoy the impressive indoor amenity space.

This unit accommodates a diverse range of residents, from first-time buyers to investors, allowing short-term rentals like Airbnb. Additional amenities include in-suite laundry, a TITLED STORAGE locker, designated, UNDERGROUND, TITLED PARKING, and bike storage.

Safety and community are prioritized with integrated smart security and resident engagement systems. Residents benefit from features such as one-way video calling, facial recognition access, community messaging, and virtual concierge services—enhancing



both security and convenience.

Located within walking distance of organic markets, city transit, and parks, this location offers easy access to downtown, the East Village, and extensive river pathways—providing a maintenance-free urban lifestyle in a sophisticated and sustainable building.

If you're an independent young professional seeking security and convenience, seize this opportunity! Contact us today to discover more about this exceptional unit!

Built in 2023

Essential Information

MLS® #	A2143557
Price	\$299,900
Sold Price	\$285,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	424
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	712, 123 4 Street Ne
Subdivision	Crescent Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 8K3

Amenities

Amenities	Elevator(s), Roof Deck, Secured Parking, Visitor Parking
Parking Spaces	1
Parking	Titled, Underground

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Fan Coil
Cooling	Central Air
# of Stories	13

Exterior

Exterior Features	None
Construction	Brick, Concrete

Additional Information

Date Listed	July 4th, 2024
Date Sold	August 14th, 2024
Days on Market	41
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
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