

# \$269,900 - 312, 123 4 Street Ne, Calgary

MLS® #A2230054

**\$269,900**

1 Bedroom, 1.00 Bathroom, 417 sqft

Residential on 0.00 Acres

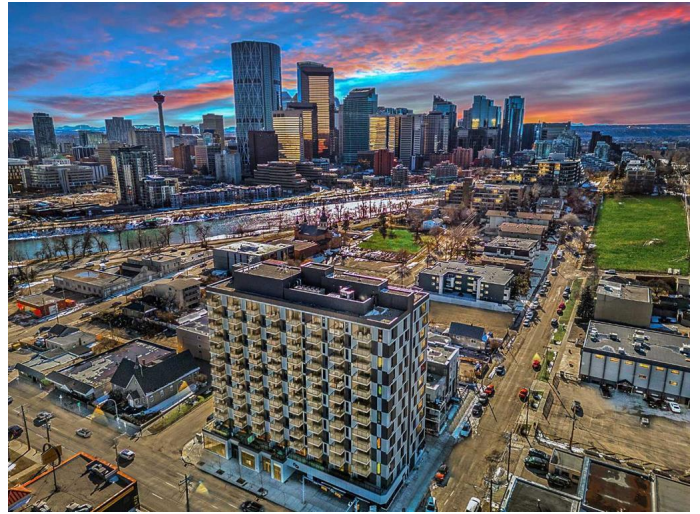
Crescent Heights, Calgary, Alberta

Welcome to Unit 312 – a thoughtfully designed 1-bedroom condo in the heart of Crescent Heights, offering walkable access to downtown and the vibrant energy of Bridgeland. Whether you're a first-time buyer, city-loving downsizer, or savvy investor, this Airbnb-friendly unit is a rare gem with both lifestyle and income potential.

Bright and modern, this third-floor unit showcases clean design with vinyl plank flooring, sleek white cabinetry, and a functional kitchen complete with a quartz countertops and stainless steel appliances. The open-concept layout flows effortlessly into the living area, leading to your private balcony – the perfect spot for a morning coffee or a quiet unwind. The bedroom features a full-size window (rare for this building), offering a serene and airy retreat. Enjoy the convenience of in-suite laundry and an extra-large storage locker for added functionality.

One of the standout features? A spectacular rooftop patio with unobstructed views of the downtown skyline – perfect for entertaining, relaxing, or catching Calgary's fireworks in the summer.

All this in a prime inner-city location just steps to transit, Bow River pathways, boutique shops, restaurants, and cafés like Luke's Drug Mart and Blue Star Diner. With flexible short-term rental permissions and



unbeatable walkability, this condo offers incredible value and opportunity in one of Calgary’s most dynamic communities.

Built in 2023

**Essential Information**

MLS® #	A2230054
Price	\$269,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	417
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	312, 123 4 Street Ne
Subdivision	Crescent Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E8K3

**Amenities**

Amenities	Bicycle Storage, Elevator(s), Storage
Parking	None

**Interior**

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Fan Coil
Cooling	Central Air
# of Stories	14

**Exterior**

Exterior Features	Balcony, Courtyard, Covered Courtyard, Fire Pit
Construction	Concrete

**Additional Information**

Date Listed	June 11th, 2025
Days on Market	22
Zoning	DC

**Listing Details**

Listing Office	RE/MAX House of Real Estate
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