

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

MLS® #A2230054

\$269,900

1 Bedroom, 1.00 Bathroom, 417 sqft

Residential on 0.00 Acres

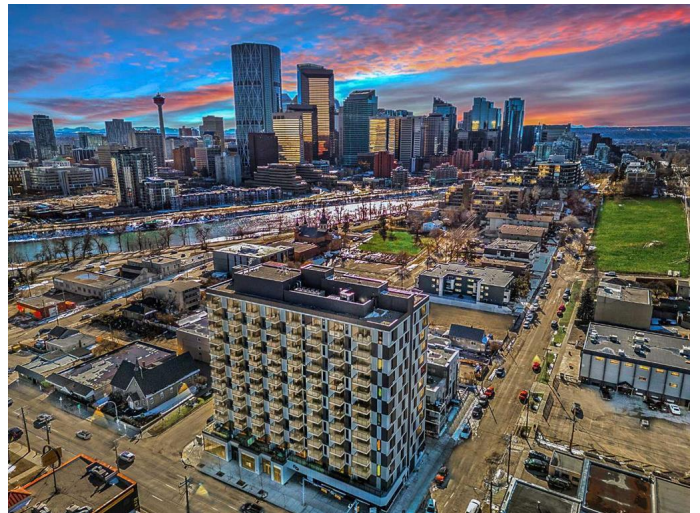
Crescent Heights, Calgary, Alberta

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 caf s 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, Fire Pit, Covered Courtyard, Courtyard
Construction	Concrete

Additional Information

Date Listed	June 11th, 2025
Days on Market	5
Zoning	DC

Listing Details

Listing Office	RE/MAX House of Real Estate
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