



GRASSROOTS
REALTY GROUP

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608, 123 4 Street NE
Calgary, Alberta

MLS # A2296376



\$249,900

Division:	Crescent Heights		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	374 sq.ft.	Age:	2023 (3 yrs old)
Beds:	1	Baths:	1
Garage:	Covered, Heated Garage, Off Street, Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 268
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Siding	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan		

Inclusions: Island, Shelf in Bathroom

Incredible value. If you've been searching for an investment that is located in a short term-friendly building with titled underground parking and storage, this could be the unit! This 6th floor apartment is ideally positioned in the centre of the building and offers an excellent layout with bright east-facing windows and balcony. This is an excellent opportunity for investors or a flexible option for short-term rental use. The thoughtfully designed floor plan features a private bedroom with sliding doors, allowing for either separation or an open-concept bachelor-style layout. The modern kitchen is complete with white cabinetry, stainless steel appliances and a large island that flows seamlessly into the living area, creating a functional space for both everyday living and entertaining. The living room is positioned to enjoy views or enjoy your favourite show while meal prepping at the island. A stacked laundry closet is conveniently located adjacent to the bedroom, while a spacious front entry closet and a well-appointed 4-piece bathroom add to the unit's practicality. This building is short-term rental friendly and offers enhanced convenience with virtual concierge services and smart technology including facial recognition access. Residents also enjoy a rooftop patio with stunning downtown views, fire pits and BBQ stations, along with an indoor social and workspace area. Located just steps from the vibrant amenities of Crescent Heights & neighbouring communities, you're within walking distance to the shops, cafés and restaurants along Edmonton Trail and Centre Street, including local favourites like Blue Star Diner, Holy Grill, Boogie's Burger, Pizza Culture and so much more! Enjoy quick access to the Bow River pathways and Rotary Park with its panoramic downtown views. Commuting is effortless with direct access to downtown, public transit routes and major

roadways including Centre Street and Deerfoot Trail. Checkout the 3D Virtual Tour & book your showing today.