



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1208, 123 4 Street NE
Calgary, Alberta

MLS # A2321159



\$239,900

Division:	Crescent Heights		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	382 sq.ft.	Age:	2023 (3 yrs old)
Beds:	1	Baths:	1
Garage:	None		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 268
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Built-in Features, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: None

Welcome to #1208, 123 4 Street NE, an exceptional opportunity to experience elevated inner-city living in one of Calgary's most sought-after locations. Situated high above the city on the 12th floor, this beautifully appointed one-bedroom condominium offers breathtaking skyline views, contemporary finishes, and a thoughtfully designed floor plan that perfectly balances style, comfort, and convenience. From the moment you step inside, you are greeted by an abundance of natural light streaming through expansive windows that frame spectacular views of downtown Calgary. The open-concept layout creates an inviting atmosphere ideal for both everyday living and entertaining. Luxury vinyl plank flooring, modern finishes, and a neutral colour palette combine to create a sophisticated space that feels both warm and welcoming. The kitchen has been designed with both function and style in mind, featuring sleek cabinetry, quartz countertops, stainless steel appliances, and a spacious island that serves as the focal point of the home. Whether preparing meals, hosting guests, or enjoying a quiet morning coffee, this space seamlessly connects to the dining and living areas while maximizing the incredible city views. The living room offers a comfortable retreat where floor-to-ceiling windows showcase Calgary's vibrant skyline and provide a stunning backdrop both day and night. Step outside onto the private balcony and take in the panoramic views, creating the perfect setting for relaxing after a long day or entertaining friends while enjoying the city lights. The thoughtfully designed bedroom provides a private and comfortable retreat, offering ample closet space and a functional layout that maximizes every square foot of the home. The stylish bathroom features contemporary fixtures and quality finishes, while in-suite laundry adds everyday convenience.

Additional highlights include air conditioning, a dedicated storage locker, and access to outstanding building amenities. Residents enjoy access to impressive common areas, including a rooftop terrace complete with firepits, BBQ areas, gathering spaces, and incredible views of the Calgary skyline. Thoughtfully designed amenities and modern technology enhance daily living while creating a true lock-and-leave lifestyle. The building's prime location places transit, dining, shopping, entertainment, and recreation just steps from your front door. Living in Crescent Heights means enjoying one of Calgary's most vibrant and connected inner-city communities. Located just north of downtown and moments from Bridgeland, the Bow River pathways, and the city core, residents enjoy an unmatched lifestyle filled with local caf  s, restaurants, parks, and year-round activities. Don't miss out - book your private showing today!!