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## 203, 123 4 Street NE Calgary, Alberta

MLS # A2265402



\$321,000

Division: Crescent Heights Residential/High Rise (5+ stories) Type: Style: Apartment-Single Level Unit Size: 554 sq.ft. Age: 2023 (2 yrs old) **Beds:** Baths: Garage: Stall, Titled, Underground Lot Size: Lot Feat:

**Heating:** Water: Fan Coil Sewer: Floors: Vinyl Plank Roof: Condo Fee: \$ 393 **Basement:** LLD: Exterior: Zoning: DC Concrete, Metal Siding Foundation: **Utilities:** 

Features: See Remarks

Inclusions: N/A

| 2 BEDS | 1 BATH | AIRBNB FRIENDLY | TITLED UNDERGROUND PARKING | MINUTES TO DOWNTOWN | Welcome to ERA by Minto, a modern and AirBnB-friendly building located in the heart of Crescent Heights— just minutes from downtown Calgary and the Bridgeland CTrain station! This open-concept 2-bedroom, 1-bathroom condo offers a sleek kitchen featuring stainless steel appliances, a central island, and in-suite laundry for your convenience. The bright living area features sliding doors that open onto the large covered west-facing balcony. Enjoy the added convenience of a titled underground parking stall, keeping your vehicle secure year-round. The building also boasts an incredible rooftop patio with fire-pits, BBQs, dining and lounge areas— all with breathtaking views of downtown Calgary. Whether you're a first-time buyer, investor, or looking for a short-term rental opportunity, this unit checks all the boxes. Call your favourite agent for a showing today!