



801, 123 4 Street NE
Calgary, Alberta

MLS # A2139995



\$389,900

Division:	Crescent Heights		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	624 sq.ft.	Age:	2023 (1 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 386
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Storage		

Inclusions: n/a

Welcome to your dream home! Perched at the edge of Bridgeland and Crescent Heights, this stunning condo developed by Minto Communities offers the perfect blend of modern living and urban convenience. This corner unit features 2 bedrooms and 1 bathroom, bathed in natural light from its west-facing position. Enjoy breathtaking views of downtown Calgary from your private balcony, perfect for relaxing or entertaining. Step inside to an open floorplan where a bright kitchen awaits, complete with a large island with seating, quartz countertops, stainless steel appliances, and in-suite laundry for convenience. Safety and community are paramount, with a smart security system and resident engagement system integrated into the unit. Enjoy one-way video calling, facial recognition access, package locker integration, community messaging, and virtual concierge services. Take advantage of the building's rooftop patio, offering unobstructed views of the downtown skyline, firepits, and barbecues, creating a perfect space for hosting guests. Additionally, there is an indoor workspace for your professional needs. Location is everything, and this condo is steps away from shops, parks, restaurants, playgrounds, the river pathway system, downtown Calgary, and the Bridgeland LRT station. Whether you're looking for a great rental investment or a vibrant place to call home, this condo is ideal for anyone wanting to be close to countless amenities within walking distance. Don't miss out on this opportunity to live in one of Calgary's most sought-after neighborhoods!