



712, 123 4 Street NE  
Calgary, Alberta

MLS # A2143557



**\$304,999**

<b>Division:</b>	Crescent Heights		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	High-Rise (5+)		
<b>Size:</b>	424 sq.ft.	<b>Age:</b>	2023 (1 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 293
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** n/a

AIRBNB Friendly (minimum 48-hour rental): Explore this exceptional AIR CONDITIONED 1-bedroom unit at this Sustainable Era Building—an ideal choice for environmentally conscious young professionals seeking a new home. Constructed from concrete and aiming for LEED certification, this building prioritizes water conservation and energy efficiency. Step inside to discover a bright and spacious layout featuring luxury vinyl plank flooring. The kitchen is equipped with STAINLESS STEEL appliances, full-height cabinetry, and an eat-in island for added prep space. A standout feature is the ROOFTOP PATIO, offering breathtaking downtown views—an ideal setting for entertaining guests - with fire pits and bbqs. On cooler days, residents can enjoy the impressive indoor amenity space. This unit accommodates a diverse range of residents, from first-time buyers to investors, allowing short-term rentals like Airbnb. Additional amenities include in-suite laundry, a TITLED STORAGE locker, designated, UNDERGROUND, TITLED PARKING, and bike storage. Safety and community are prioritized with integrated smart security and resident engagement systems. Residents benefit from features such as one-way video calling, facial recognition access, community messaging, and virtual concierge services—enhancing both security and convenience. Located within walking distance of organic markets, city transit, and parks, this location offers easy access to downtown, the East Village, and extensive river pathways—providing a maintenance-free urban lifestyle in a sophisticated and sustainable building. If you're an independent young professional seeking security and convenience, seize this opportunity! Contact us today to discover more about this exceptional unit!