



**GRASSROOTS**  
REALTY GROUP

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312, 123 4 Street NE  
Calgary, Alberta

MLS # A2210649



**\$269,900**

Division:	Crescent Heights		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	417 sq.ft.	Age:	2023 (2 yrs old)
Beds:	1	Baths:	1
Garage:	None		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 293
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Storage		

Inclusions: None

This charming 1-bedroom, 1-bath apartment offers the perfect blend of modern living and convenience. With a stylish design, this apartment makes the most of every inch of space, featuring clean lines and an abundance of natural light from large windows. The open-concept living area flows seamlessly into the kitchen, creating an ideal space for both relaxing and entertaining. The large kitchen island provides versatility with its own built-in dining area, and the full-height cabinets offer all the storage you need. This unit includes in-suite laundry which means you never have to leave your home to have clean clothes and bedding. The bedroom is highlighted by a generously sized window, providing views and ample natural light - a detail which is not standard in all units. Your own private balcony is perfect for enjoying a nice cup of coffee in the morning or a glass of wine to unwind in the evening. Plus, this unit comes with your own storage locker to store those larger items. One of the exceptional features of this property is the shared rooftop patio, where you can enjoy stunning views of Downtown and fresh air in a peaceful setting, perfect for unwinding or socializing with friends. Ideally located near downtown, this apartment offers easy access to local shops like the iconic Luke's Drug Mart, restaurants like the Blue Star Diner, and quick access to public transportation, making it perfect for those who want to experience the best of city living in Calgary. Additionally, the condo allows for short-term rentals like AirBnB, providing the perfect opportunity for those looking to generate rental income! Whether you're looking for a cozy home or a profitable investment, this apartment offers both comfort and potential. Don't miss out on the chance to own this impressive unit!

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