

**908, 123 4 Street NE**  
**Calgary, Alberta**

**MLS # A2290473**



**\$245,000**

<b>Division:</b>	Crescent Heights		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	375 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 268
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Quartz Counters		

**Inclusions:** Window Coverings

Perched on the 9th floor in the vibrant inner-city community of Crescent Heights, 908&ndash;123 4 Street NE offers a stylish one-bedroom, one-bathroom apartment with impressive downtown Calgary views and a highly walkable location just minutes from the city core. Built in 2022, this modern high-rise residence combines contemporary finishes, efficient design, and excellent investment potential, making it ideal for first-time buyers, professionals, or investors seeking a turnkey property. Inside, the thoughtfully designed open-concept layout maximizes both space and natural light. Warm vinyl flooring flows throughout the unit, creating a clean and cohesive feel. The kitchen is finished with quartz countertops, stainless steel appliances, an electric cooktop, built-in oven, microwave hood fan, and ample cabinetry, providing both modern style and everyday functionality. The living area connects seamlessly with the kitchen, creating a comfortable space for relaxing or entertaining. Large windows allow natural light to pour into the unit while framing beautiful city views. Step outside onto the private balcony, an ideal spot to enjoy morning coffee or unwind in the evening while overlooking the Crescent Heights neighbourhood and downtown skyline. The bedroom is thoughtfully positioned with sliding doors and a closet for efficient use of space and privacy. A four-piece bathroom features contemporary finishes and quartz countertops, while in-unit laundry adds convenience to this well-designed home. Residents of the building enjoy a variety of amenities including a rooftop deck with panoramic views of Calgary, picnic area, elevators, secured parking, and professional property management. The unit also includes one assigned parking stall in the secure underground parking, offering additional convenience for inner-city living. Located in Crescent

Heights, one of Calgary's most desirable inner-city communities, this home places you steps from local cafés, restaurants, parks, schools, and shopping. The nearby Bow River pathway system provides excellent options for walking, cycling, and outdoor recreation, while quick access to Deerfoot Trail, Crowchild Trail, and downtown Calgary makes commuting simple. Whether you're searching for a modern urban home or a smart investment opportunity, 908&ndash;123 4 Street NE delivers style, convenience, and exceptional location in the heart of Calgary.