

**206, 123 4 Street NE**  
**Calgary, Alberta**

**MLS # A2296695**



**\$265,000**

<b>Division:</b>	Crescent Heights		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	421 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall, 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>	\$ 321
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Metal Siding	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Recessed Lighting		

**Inclusions:** N/A

Era in Bridgeland by Minto Communities &mdash; a fantastic opportunity for first-time buyers or investors in a sought-after, short-term rental friendly building in one of Calgary's most vibrant inner-city communities. This well-designed 1-bedroom unit features a modern open layout with luxury vinyl plank flooring throughout, quartz countertops, stainless steel appliances, and nearly floor-to-ceiling windows that fill the space with natural light. The functional floor plan and east-facing balcony add to both everyday comfort and strong rental appeal. Residents enjoy premium amenities including a rooftop patio with fire pits, BBQ area, dining and leisure spaces with stunning downtown views &mdash; perfect for entertaining or attracting quality tenants and guests. The unit includes underground parking, visitor parking, and a separate storage unit. Ideally located between Bridgeland and Crescent Heights with an outstanding Walk Score of 98, you're just steps to Bridgeland Market, Phil & Sebastian Coffee, popular restaurants, parks, playgrounds, and the Bow River pathway system. The Bridgeland/Memorial LRT station is minutes away, providing quick access to downtown, East Village, and beyond. An excellent blend of lifestyle, convenience, and investment potential.