

206, 123 4 Street NE  
Calgary, Alberta

MLS # A2282881

**\$275,000**

**Division:** Crescent Heights

**Type:** Residential/High Rise (5+ stories)

**Style:** Apartment-Single Level Unit

**Size:** 421 sq.ft. **Age:** 2023 (3 yrs old)

**Beds:** 1 **Baths:** 1

**Garage:** Stall, Titled, Underground

**Lot Size:** -

**Lot Feat:** -

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 321

**LLD:** -

**Zoning:** DC

**Utilities:** -

<b>Heating:</b>	Fan Coil
<b>Floors:</b>	Vinyl Plank
<b>Roof:</b>	-
<b>Basement:</b>	-
<b>Exterior:</b>	Concrete, Metal Siding
<b>Foundation:</b>	-
<b>Features:</b>	Recessed Lighting

**Inclusions:** N/A

Era in Bridgeland by Minto Communities — 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 — 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.