

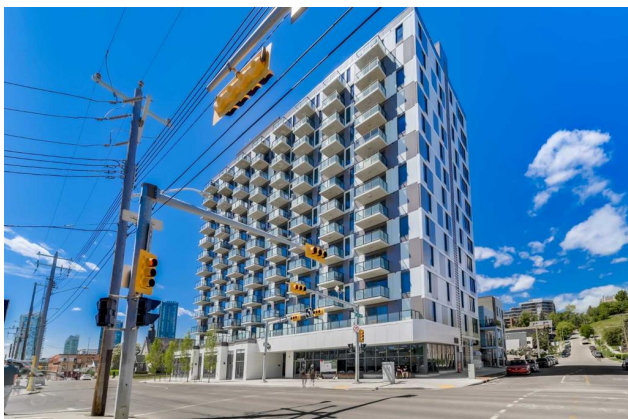


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**123 4 Street #801, Calgary T2E 3S2**

MLS®#: **A2164972**      Area: **Crescent Heights**      Listing Date: **09/11/24**      List Price: **\$369,900**  
 Status: **Pending**      County: **Calgary**      Change: **-\$5k, 01-Oct**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2023**

Finished Floor Area  
 Abv Sqft: **624**  
 Low Sqft:  
 Ttl Sqft: **624**

DOM

**70**  
Layout  
 Beds: **2 (2 )**  
 Baths: **1.0 (1 0)**  
 Style: **High-Rise (5+)**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Parking

Ttl Park: **1**  
 Garage Sz:

Access:

Lot Feat:  
 Park Feat: **Parkade,Titled,Underground**

Utilities and Features

Roof:  
 Heating: **Fan Coil**  
 Sewer:  
 Ext Feat: **Balcony**

Construction: **Concrete**  
 Flooring: **Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave Hood Fan,Refrigerator,Washer**  
 Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Storage**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>4` 11" x 8` 0"</b>	<b>Kitchen With Eating Area</b>	<b>Main</b>	<b>14` 6" x 8` 4"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11` 2" x 8` 8"</b>	<b>Bedroom</b>	<b>Main</b>	<b>8` 9" x 9` 4"</b>
<b>Living Room</b>	<b>Main</b>	<b>11` 2" x 9` 8"</b>			

Legal/Tax/Financial

Condo Fee: **\$386**      Title: **Fee Simple**      Zoning: **DC**  
 Fee Freq: **Monthly**

Legal Desc:

2311203

Remarks

Pub Rmks:

**AIRBNB ALLOWED | DOWNTOWN VIEWS | CORNER UNIT | STEPS FROM SHOPPING, PARKS, AND RIVER | TITLED UNDERGROUND PARKING & STORAGE | Perched at the edge of Bridgeland and Crescent Heights, this stunning condo developed by Minto Communities offers the perfect blend of modern living and urban convenience. This corner unit features 2 bedrooms and 1 bathroom, bathed in natural light from its west-facing position. Enjoy breathtaking views of downtown Calgary from your private balcony, perfect for relaxing or entertaining. Step inside to an open floorplan where a bright kitchen awaits, complete with a large island with seating, quartz countertops, stainless steel appliances, and in-suite laundry for convenience. Safety and community are paramount, with a smart security system and resident engagement system integrated into the unit. Enjoy one-way video calling, facial recognition access, package locker integration, community messaging, and virtual concierge services. Take advantage of the building's rooftop patio, offering unobstructed views of the downtown skyline, firepits, and barbecues, creating a perfect space for hosting guests. Additionally, there is an indoor workspace for your professional needs. Location is everything, and this condo is steps away from shops, parks, restaurants, playgrounds, the river pathway system, downtown Calgary, and the Bridgeland LRT station. Whether you're looking for a great rental investment or a vibrant place to call home, this condo is ideal for anyone wanting to be close to countless amenities within walking distance. Don't miss out on this opportunity to live in one of Calgary's most sought-after neighborhoods!**

Inclusions:

N/A

Property Listed By:

RE/MAX Real Estate (Central)

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**





