

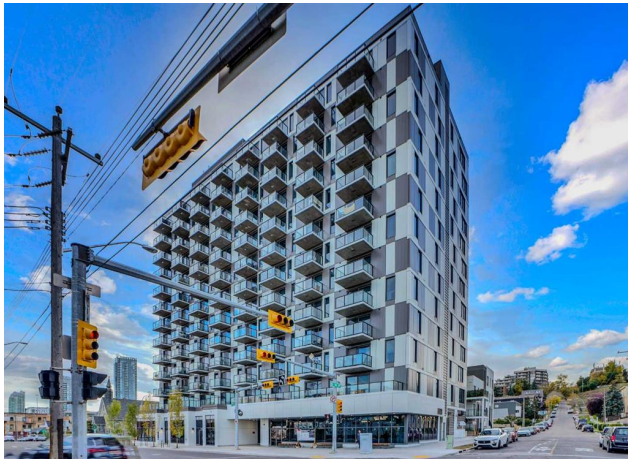


THE
A-TEAM

**RE/MAX
FIRST**

123 4 Street #1107, Calgary T2E 3S2

MLS®#: **A2172408** Area: **Crescent Heights** Listing Date: **10/11/24** List Price: **\$274,900**
 Status: **Active** County: **Calgary** Change: **-\$5k, 26-Feb** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2022**

Lot Information

Lot Sz Ar:
 Lot Shape:

Finished Floor Area

Abv Sqft: **459**
 Low Sqft:
 Ttl Sqft: **459**

DOM

152
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Apartment-High-Rise (5+)**

Parking

Ttl Park: **0**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **None**

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 Stove,Microwave Hood Fan,Refrigerator,Washer**
 Int Feat: **Closet Organizers,High Ceilings,Kitchen Island,Open Floorplan,Quartz Counters,Storage**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	5`0" x 7`6"	Bedroom	Main	12`3" x 7`9"
Dining Room	Main	3`2" x 11`9"	Foyer	Main	4`7" x 8`11"
Kitchen	Main	5`3" x 11`9"	Living Room	Main	8`6" x 10`10"
Laundry	Main	3`2" x 6`6"			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$315

Fee Simple

DC

Fee Freq:

Monthly

Legal Desc: 2311203

Remarks

Pub Rmks: **This stunning unit condo, nestled between Bridgeland and Crescent Heights, offers a fantastic opportunity for downtown Calgary living or short-term rental investment with great Airbnb potential! Developed by Minto Communities, this 1-bedroom, 1-bathroom unit seamlessly blends modern comfort with the ultimate in urban convenience. Step into a bright, open-concept space filled with natural light, thanks to its South-facing balcony. The kitchen features a sleek design with quartz countertops, stainless steel appliances, a large island with seating, and the convenience of in-suite laundry. This building is equipped with advanced smart security, featuring facial recognition, video calling, and package locker integration, giving you peace of mind and ease of access. The resident engagement system keeps you connected to your neighbors and virtual concierge services. Plus, enjoy a spectacular rooftop patio with firepits, barbecues, and uninterrupted views of the downtown skyline—perfect for hosting friends. There's also an indoor workspace for your professional needs. Location is everything here! You'll be just steps from shops, parks, playgrounds, the scenic river pathways, and the Bridgeland LRT station, with downtown Calgary just minutes away. Whether you're seeking a prime investment property or a vibrant place to call home, this condo offers the best of both worlds in one of Calgary's most desirable neighborhoods. Don't miss this incredible opportunity! Book your private viewing today to checkout the condo and views.**

Inclusions: N/A
Property Listed By: eXp Realty

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



