



123 4 Street Calgary Alberta

\$269,990

Discover this exceptional condo perfectly situated between the vibrant communities of Bridgeland and Crescent Heights. With a remarkable Walk Score of 98, this location offers unparalleled convenience, ideal for those who love exploring everything the city has to offer right at their doorstep. Developed by Minto Communities, this unit combines urban living with eco-conscious design, featuring LEED-certified, energy-efficient construction—making it a fantastic choice for both personal residence and Airbnb investment potential. Inside, you'll find a bright, open-concept layout with luxury vinyl plank flooring and natural light pouring in from the South-facing balcony. The modern kitchen is as stylish as it is practical, with quartz countertops, stainless steel appliances, full-height cabinetry, and a spacious eat-in island. Added conveniences include in-suite laundry, a titled storage locker, and designated bike storage. This condo is part of a state-of-the-art building equipped with advanced smart security systems, including facial recognition, video calling, and secure package locker integration. A resident engagement system connects you with a virtual concierge and facilitates community messaging. Residents can relax or entertain on the impressive rooftop patio, complete with fire pits, barbecues, and stunning views of Calgary's downtown skyline. An indoor lounge and workspace provide a cozy alternative on cooler days. With countless amenities just steps away, this prime location offers easy access to Bridgeland Market for fresh produce, Luke's Drug Mart for coffee and essentials, and Blush Lane Organic Market for specialty items. Treat yourself at local favorites like Phil & Sebastian Coffee Roasters, Shiki Menya for ramen, and Brasserie Kensington. Outdoor enthusiasts will enjoy proximity to Tom Campbell's Hill Natural Park, St. Patrick's Island Park, and the s...

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| Living room/Dining room 10.75 Ft x 9.92 Ft | Laundry room 7.25 Ft x 3.17 Ft |
| Kitchen 11.58 Ft x 7.92 Ft | 4pc Bathroom 7.42 Ft x 4.83 Ft |
| Primary Bedroom 9.17 Ft x 7.67 Ft | Other 7.33 Ft x 5.25 Ft |
| Foyer 12.17 Ft x 4.50 Ft | |

Listing Presented By:



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