



# 123 4 Street Calgary Alberta

\$275,000

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. (id:6769)

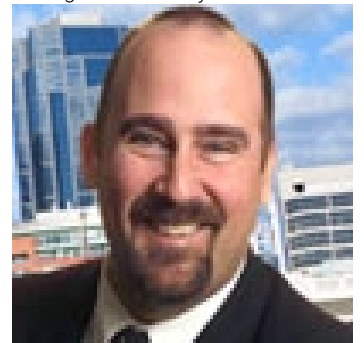
4pc Bathroom 8.08 Ft x 5.08 Ft

Bedroom 9.33 Ft x 9.08 Ft

Kitchen 5.75 Ft x 11.50 Ft

Living room 9.75 Ft x 11.50 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

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