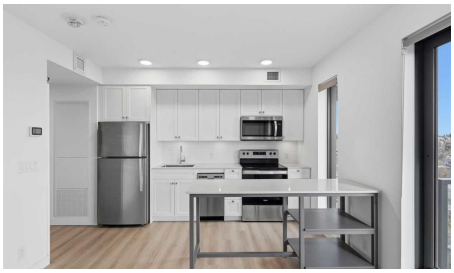
1204 123 4 Street NE

Calgary | Active | MLS® A2356184

$259,900









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**2022**	**425 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Century 21 Bravo Realty

A closer look

Welcome to Unit 1204, 123 4 Street NE - 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. Perfectly positioned between the coveted communities of Bridgeland and Crescent Heights, this contemporary 1-bedroom home offers an outstanding Walk Score of 98, with Bridgeland Market, Phil & Sebastian Coffee, popular restaurants, parks, playgrounds, the Bow River pathway system, East Village and downtown all within walking distance. The Bridgeland/Memorial LRT station is minutes away, providing quick access to downtown and beyond. Built with concrete construction for peace and quiet, the building targets LEED certification with an emphasis on water use reduction, improved energy performance through equipment and appliance selections, suite compartmentalization, effective ventilation and indoor air quality. This well-designed unit features a modern open layout with luxury vinyl plank flooring throughout, quartz countertops, stainless steel appliances, full-height cabinets, a timeless subway backsplash and a moveable island offering extra prep space and room to gather over a delicious meal. Nearly floor-to-ceiling windows bathe the space in natural light, while the functional floor plan and east-facing balcony add to both everyday comfort and strong rental appeal with ample space for summer barbeques or unwinding with your morning coffee or evening glass of wine. In-suite laundry adds convenience, and the unit includes underground parking, visitor parking and a separate storage unit. Residents enjoy premium amenities including a rooftop patio with fire pits, BBQ area, dining and leisure spaces boasting stunning downtown views. Perfect for entertaining or attracting quality tenants and guests plus a fantastic indoor amenity space for cooler days. Pet-friendly upon board approval. An excellent blend of lifestyle, convenience and investment potential. Come see for yourself!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2356184
Bedrooms	1
Bathrooms	1
Year Built	2022
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0

Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	425 sq. ft.
Main Level Finished Area:	425 sq. ft.
Condo Fee:	$320.93
Condo Fee Includes:	Common Area Maintenance, Heat, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Snow Removal, Trash, Water
Acreage:	No
Front Exposure:	East
Unit Exposure:	East
Floor Location:	Other
Entry Level:	12
Stories Total:	13
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	4
Year built:	2022 (Age: 4)
Bedrooms:	1 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	2311203
Heating:	Fan Coil, Natural Gas
Foundation:	Poured Concrete

New Constr.:	No
Construction Material:	Concrete, Metal Siding
Structure Type:	High Rise (5+ stories)
Roof:	Flat
Ensuite:	No
Flooring:	Vinyl Plank
Cooling:	Central Air
Fireplaces:	0
Garage:	No
Parking:	Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Northeast
Condo Name:	Z-name Not Listed
Community:	Crescent Heights
Amenities:	Secured Parking, Service Elevator(s), Snow Removal, Trash
Appliances:	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions, Yes
Main Floor	Foyer · 14'10" × 4'8" ·
Main Floor	Kitchen · 11'4" × 7' ·
Main Floor	Living Room · 11'3" × 8'6" ·
Main Floor	Bedroom · 9'5" × 9'3" ·

Main Floor	Laundry · 4'4" × 3'4" ·
Title to Land:	Fee Simple
Community Features:	Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan
Exterior Features:	Barbecue, Courtyard, Fire Pit
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	DC
Listed Date:	Nov 02, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1204-123-4-street-ne-calgary-a2356184/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.