# 405 123 4 Street NE

Calgary | Active | MLS® A2326782

**$259,000**









| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **1** | **1** | **2023** | **496.08 sq. ft.** |

## Your next move starts with a conversation.

**403-830-5152 | tiwana@maltiwana.ca**

Listed by Hope Street Real Estate Corp.

# A closer look

Welcome to Era by Minto Communities, where contemporary design meets exceptional inner-city living in one of Calgary's most desirable locations. This spacious 1-bedroom + den, 1-bathroom residence offers one of the larger one-bedroom layouts in the building, along with beautiful downtown views and a bright, functional open-concept design.

The modern kitchen features quartz countertops, stainless steel appliances, sleek cabinetry, and a large island that flows seamlessly into the living and dining areas. The versatile den is ideal for a home office, study area, or additional guest space. The unit also features its own in-suite washer and dryer, along with central air conditioning for year-round comfort and convenience.

The building offers excellent amenities, including a shared bike room and a rooftop terrace where residents can relax, entertain, and enjoy the surrounding city views. Short-term rental and Airbnb use is permitted, making this property an attractive option for investors looking for flexibility and income potential. It is currently professionally managed as a successful Airbnb, and all furniture, décor, kitchenware, and household essentials are included, offering a true turnkey opportunity.

Ideally located within walking distance to downtown, Bridgeland, Bow River pathways, Bridgeland LRT Station, cafés, restaurants, and boutique shopping, this home offers an outstanding combination of lifestyle, convenience, and investment potential. Whether you are looking for a stylish inner-city home, a furnished pied-à-terre, or a short-term rental investment, this property is an excellent choice. Book your private showing today!

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2326782 |
| **Bedrooms** | 1 |
| **Bathrooms** | 1 |
| **Year Built** | 2023 |
| **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:** | 496.08 sq. ft. |
| **Condo Fee:** | $340.41 |
| **Condo Fee Includes:** | Amenities of HOA/Condo, Common Area Maintenance, Heat, Insurance, Professional Management, Reserve Fund Contributions, Snow Removal, Water |
| **Front Exposure:** | Northeast |
| **Unit Exposure:** | Northeast |
| **Floor Location:** | Other |
| **Entry Level:** | 4 |
| **Stories Total:** | 14 |
| **Levels:** | Single Level Unit |
| **End Unit:** | 2+ Common Walls |
| **Total Rooms Above Grade:** | 5 |
| **Year built:** | 2023 (Age: 3) |
| **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 |
| **New Constr.:** | No |
| **Construction Material:** | Concrete |

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|---|---|
| **Structure Type:** | High Rise (5+ stories) |
| **Ensuite:** | No |
| **Flooring:** | Laminate |
| **Cooling:** | Central Air |
| **Fireplaces:** | 0 |
| **Garage:** | No |
| **Parking:** | Off Street |
| **Parking Places:** | 0 |
| **Parking Total/Covered:** | 0 / - |
| **Laundry Features:** | In Unit |
| **Condo Fee Frequency:** | Monthly |
| **City Quadrant:** | Northeast |
| **Condo Name:** | Z-name Not Listed |
| **Community:** | Crescent Heights |
| **Amenities:** | Elevator(s), Roof Deck, Storage, Trash |
| **Appliances:** | Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer |
| **Inclusions:** | Please see the attached list |
| **Restrictions:** | Board Approval |
| **Pets Allowed:** | Restrictions |
| **Main Floor** | Living Room · 9'11" × 8'9" · |
| **Main Floor** | Kitchen · 11'7" × 10'1" · |
| **Main Floor** | Den · 8'3" × 6'1" · |
| **Main Floor** | Foyer · 5'4" × 4'4" · |
| **Main Floor** | Laundry · 3'2" × 3'2" · |
| **Main Floor** | Balcony · 7'5" × 5'7" · |
| **Main Floor** | Bedroom - Primary · 9'9" × 7'3" · |

| | |
|---|---|
| **Title to Land:** | Fee Simple |
| **Community Features:** | Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths |
| **Interior Features:** | Kitchen Island, Quartz Counters |
| **Exterior Features:** | Balcony |
| **Patio And Porch Features:** | Balcony(s) |
| **Num. of Parcels:** | 0 |
| **Region:** | Calgary |
| **Zone:** | CAL Zone CC |
| **Zoning:** | DC |
| **Listed Date:** | Jul 04, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/405-123-4-street-ne-calgary-a2326782/

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

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