



THE
A-TEAM

**RE/MAX
FIRST**

123 4 Street #1312, Calgary T2E 8K3

MLS® #: **A2102368**

Area: **Crescent Heights**

Listing Date: **01/19/24**

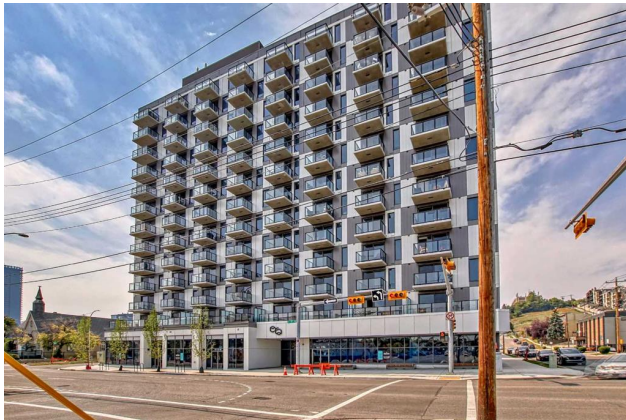
List Price: **\$350,000**

Status: **Active**

County: **Calgary**

Change: **+\$10k, 07-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2023**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **424**
Low Sqft:
Ttl Sqft: **424**

DOM

121
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Parkade,Underground**

Utilities and Features

Roof:
Heating: **Fan Coil**
Sewer:
Ext Feat: **Barbecue,Courtyard,Fire Pit**

Construction: **Concrete,Metal Siding**
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Refrigerator,Stove(s),Washer**
Int Feat: **Closet Organizers,Kitchen Island,Stone Counters**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	7`0" x 5`0"	Kitchen	Main	13`3" x 9`8"
Bedroom - Primary	Main	7`6" x 9`10"	Living Room	Main	8`2" x 10`3"
Laundry	Main	5`6" x 5`6"	4pc Bathroom	Main	4`11" x 7`9"
Balcony	Main	7`4" x 5`7"			

Legal/Tax/Financial

Condo Fee:
\$331

Title:
Fee Simple

Zoning:
TBA

Legal Desc:	TBA	Fee Freq: Monthly	Remarks
Pub Rmks:	TOP FLOOR PENTHOUSE - BRAND NEW - AMAZING VIEWS - 1 TITLE PARKING - 1 STORAGE LOCKER !!! Welcome to THE ERA! This new EXECUTIVE STYLE, 1 bedroom, 1 bathroom condo sits on the top floor! The unit has Luxury wide plank flooring, quartz counter tops and high-end stainless steel appliances! Gorgeous views from the SE facing balcony, great for those sunny mornings! The Roof Top patio has unobstructed views of the city skyline and includes BBQs and lounge areas, feels like you're at a resort! Amazing location just by 1 Ave in Bridgeland. Tons of shops, restaurants, close to parks, schools and walking distance to Downtown. Call and schedule your showing today!		
Inclusions:	N/A		
Property Listed By:	RE/MAX Real Estate (Central)		

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

