



THE
A-TEAM

**RE/MAX
FIRST**

455 1 Avenue #303, Calgary T2E0B3

MLS® #: **A2124663**

Area: **Crescent Heights**

Listing Date: **04/21/24**

List Price: **\$320,000**

Status: **Active**

County: **Calgary**

Change: **None**

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: **450**
Low Sqft:
Ttl Sqft: **450**

DOM

28

Layout

Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Underground

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fan Coil**
Sewer:
Ext Feat: **Balcony**

Construction: **Wood Frame**
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Kitchen Island**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	12`0" x 10`2"
Den	Main	5`11" x 5`4"
Laundry	Main	3`7" x 3`4"
Bedroom - Primary	Main	9`10" x 8`3"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	10`6" x 8`5"
Foyer	Main	4`6" x 4`1"
Balcony	Main	8`11" x 6`3"
4pc Bathroom	Main	7`10" x 4`11"

Legal/Tax/Financial

Condo Fee:
\$474

Title:
Fee Simple

Zoning:
DC

Legal Desc:	2311205	Fee Freq: Monthly	Remarks
Pub Rmks:	<p>Welcome to your dream urban retreat located on the cusp of Bridgeland and Crescent Heights! This amazing one bedroom plus den unit is the epitome of modern living in one of Calgary's most desirable neighbourhoods. Located in the low rise second building of the Era complex, this third floor unit is perfect for a first time buyer, someone who works from home or as a turn-key investment opportunity. Upon entering the unit, you will be greeted by an open floorplan that flows seamlessly from the kitchen to the living room. Primary bedroom with large window, beautiful four piece bath and a flex room perfect as an office or additional storage space. With vinyl plank flooring, quartz countertops, stainless steel appliances, an effective kitchen island, AC, and in-suite laundry. This unit also comes with one titled parking stall and a storage locker for your extra belongings. Developed by Minto Communities, the Era building was sustainably built for the future targeting LEED certification. A smart security and resident engagement system is integrated with the units offering one way video calling, facial recognition access, package locker integration, community messaging and virtual concierge services. A rooftop patio in the Era 1 tower (accessible to Era 2 residents) offers a place for residents to gather or entertain their friends with unobstructed views of the Calgary skyline, firepits for cozy catch up sessions along with barbecues and a great indoor workspace. Located in a prime location, Era is just steps away from fantastic shops, restaurants, parks, playgrounds, the river pathway system, downtown Calgary and transit options including the Bridgeland LRT station.</p>		
Inclusions:	N/A		
Property Listed By:	Sotheby's International Realty Canada		

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





