

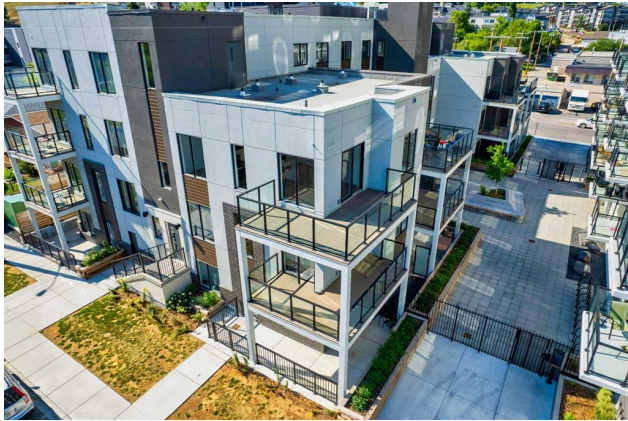


THE
A-TEAM

**RE/MAX
FIRST**

455 1 Avenue #310, Calgary T2E 0B3

MLS® #: **A2144059** Area: **Crescent Heights** Listing Date: **07/19/24** List Price: **\$390,000**
 Status: **Pending** County: **Calgary** Change: **-\$10k, 14-Aug** 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: **653**
 Low Sqft:
 Ttl Sqft: **653**

DOM

59
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Access:

Lot Feat:
 Park Feat: **Titled,Underground**

Utilities and Features

Roof:
 Heating: **Fan Coil**
 Sewer:
 Ext Feat: **Balcony,Other**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Kitchen Island,Open Floorplan,Quartz Counters,See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	11`6" x 6`11"	Dining Room	Main	11`2" x 9`7"
Laundry	Main	3`8" x 3`7"	Balcony	Main	17`4" x 13`4"
Foyer	Main	11`2" x 5`5"	Bedroom - Primary	Main	9`8" x 8`10"
Bedroom	Main	8`10" x 8`2"	4pc Bathroom	Main	0`0" x 0`0"
4pc Ensuite bath	Main				

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$673

Fee Simple

DC

Fee Freq:

Monthly

Legal Desc: **2311205**

Remarks

Pub Rmks: **2 BEDROOMS | 2 BATHROOMS | CORNER UNIT | TITLED PARKING | NO NEIGHBOURS ABOVE | Welcome to your dream urban retreat on the cusp of Bridgeland and Crescent Heights! This two-bedroom, two-bathroom unit epitomizes modern living in one of Calgary's most desirable neighborhoods. Situated in the low-rise second building of the Era complex, this corner unit boasts no neighbors above and features a stunning wrap-around balcony perfect for entertaining. As you enter, an open floor plan seamlessly connects the kitchen to the living room. The two spacious bedrooms are positioned on opposite sides of the layout, ideal for roommates seeking privacy. The primary bedroom includes a beautiful four-piece ensuite, while a secondary four-piece bathroom serves the additional bedroom and guests from the living room and kitchen. The corner unit design ensures an abundance of natural light through ample windows. High-end finishes include vinyl plank flooring, quartz countertops, stainless steel appliances, an efficient kitchen island, air conditioning, and in-suite laundry. Additionally, the unit comes with a titled parking stall and a titled storage locker for extra belongings. Developed by Minto Communities, the Era building is sustainably built for the future, targeting LEED certification. It features a smart security and resident engagement system with one-way video calling, facial recognition access, package locker integration, community messaging, and virtual concierge services. Residents of Era 2 have access to a rooftop patio in Era 1, offering unobstructed views of the Calgary skyline, fire pits, barbecues, and an excellent indoor workspace. Located in a prime area, Era is steps away from fantastic shops, restaurants, parks, playgrounds, the river pathway system, downtown Calgary, and transit options, including the Bridgeland LRT station. Book your showing today!**

Inclusions: **Light Fixtures**

Property Listed By: **Real Broker**

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