



THE
A-TEAM

**RE/MAX
FIRST**

455 1ST Avenue #101, Calgary T2E 0B3

MLS®#: **A2148271**

Area: **Crescent Heights**

Listing Date: **07/08/24**

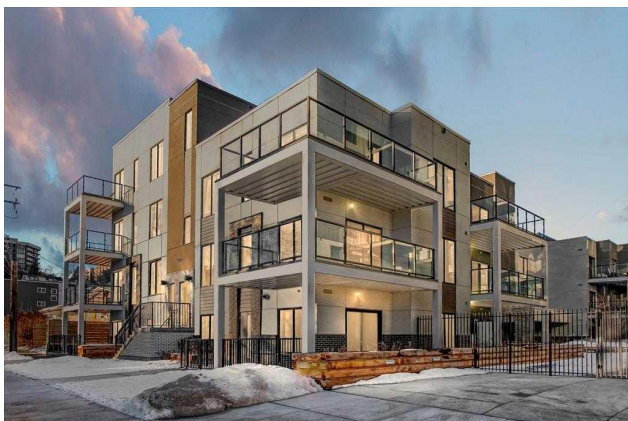
List Price: **\$365,000**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 13-Sep**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **635**
Low Sqft:
Ttl Sqft: **635**

Lot Information

Lot Sz Ar:
Lot Shape:

DOM

70

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Low-Rise(1-4)**

Access:

Lot Feat:

Park Feat:

Parkade,Secured,Stall,Titled,Underground

Parking

Ttl Park: **2**
Garage Sz:

Utilities and Features

Roof:
Heating: **Fan Coil**
Sewer:
Ext Feat: **None**

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,Open Floorplan,Quartz Counters,Separate Entrance**
Utilities:

Room Information

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

Legal/Tax/Financial

Condo Fee:
\$686

Title:
Fee Simple

Zoning:
DC

Fee Freq:
Monthly

Legal Desc: **2311205**

Remarks

Pub Rmks: **AIRBNB FRIENDLY! TWO TITLED UNDERGROUND PARKING STALLS! TWO TITLED UNDERGROUND STORAGE LOCKERS! Welcome to your dream urban retreat located on the cusp of Bridgeland and Crescent Heights! This two-bedroom, two-bathroom 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 ground floor unit offers private access onto a quieter street- perfect for pet owners or those not wanting to wait for an elevator. Surrounding the unit is a huge wrap around patio creating a unique secondary living space. Upon entering the unit, you will be greeted by an open floorplan that flows seamlessly from the kitchen to the living room. Two spacious bedrooms are on opposite sides of the floorplan- great for roommate scenarios with more separation. The primary bedroom has a beautiful four piece bath attached to it, while a secondary four piece bathroom serves the secondary bedroom and guests from the living room and kitchen. The extensive wrap-around patio space creates a second amazing entertaining area and provides a second door to the unit. The corner unit aspect allows for ample windows throughout the unit creating for an abundance of natural light. With vinyl plank flooring, quartz countertops, stainless steel appliances, an effective kitchen island, AC, and in-suite laundry. This unit also comes with TWO titled parking stalls and TWO titled storage lockers 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.**

Inclusions: **NA**
Property Listed By: **Sotheby's International Realty Canada**

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

