



THE
A-TEAM

**RE/MAX
FIRST**

123 4 Street #302, Calgary T2E 8K3

MLS® #: **A2160818**

Area: **Crescent Heights**

Listing Date: **08/27/24**

List Price: **\$359,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 05-Oct**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **543**

Low Sqft:

Ttl Sqft: **543**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

86

Layout

Beds: **2 (2)**

Baths: **1.0 (1 0)**

Style: **High-Rise (5+)**

Parking

Ttl Park: **1**

Garage Sz: **1**

Access:

Lot Feat:

Park Feat:

Parkade,Stall,Titled,Underground

Utilities and Features

Roof:
Heating: **Fan Coil**

Sewer:
Ext Feat: **Balcony**

Construction:

Concrete

Flooring:

Vinyl Plank

Water Source:

Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Breakfast Bar,High Ceilings,Kitchen Island,Storage**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	11`6" x 9`10"
Bedroom - Primary	Main	9`10" x 9`7"
4pc Bathroom	Main	8`1" x 4`10"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	10`5" x 9`6"
Bedroom	Main	8`7" x 8`4"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$325

Fee Simple

DC

Fee Freq:

Monthly

Legal Desc: 2311203

Remarks

Pub Rmks: **Welcome to your dream urban retreat located on the cusp of Bridgeland and Crescent Heights! This Ultra Lux 2 bed, 1 bath condo is the epitome of modern living in one of Calgary's most desirable neighborhoods. This Corner unit is the perfect rental investment (Air BnB approved), or for a single/couple looking to be in the heart of the action at an affordable price point. The open floor plan offers a seamless blend of the kitchen and living space, opening up to a private balcony creating a secondary hang-out space. The unit features vinyl plank flooring, quartz countertops, stainless steel appliances, an effective kitchen island, AC, and in-suite laundry. The unit comes with a TITLED UNDERGROUND PARKING STALL and a titled storage locker for your extra items. Developed by Minto Communities, the Era building was sustainably built with LEED Gold 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 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: **FOB**
Property Listed By: **2% Realty**

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





