



THE A-TEAM

RE/MAX FIRST

123 4 Street #407, Calgary T2E 3S2

MLS@#: A2161478 Area: Crescent Heights Listing Date: 08/30/24 List Price: \$310,000
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Apartment
City/Town: Calgary
Year Built: 2022

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat:
Park Feat: Parkade, Titled, Underground

Finished Floor Area

Abv Sqft: 460
Low Sqft:
Ttl Sqft: 460

DOM

20
Layout
Beds: 1 (1)
Baths: 1.0 (1 0)
Style: High-Rise (5+)

Parking

Ttl Park: 1
Garage Sz:

Utilities and Features

Roof:
Heating: Fan Coil, Natural Gas
Sewer:
Ext Feat: Balcony

Construction: Brick, Concrete
Flooring: Vinyl Plank
Water Source:
Fnd/Bsmt:

Kitchen Appl: Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Int Feat: Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Storage
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Living Room, Kitchen, 4pc Bathroom, Dining Room, and Bedroom - Primary.

Legal/Tax/Financial

Condo Fee: \$339 Title: Fee Simple Fee Freq: Zoning: DC

Monthly

Legal Desc: **2311203**

Remarks

Pub Rmks: **Centered perfectly between the desirable communities of Bridgeland and Crescent Heights, this chic one-bedroom, one-bathroom unit offers downtown living at it's finest with unobstructed downtown views! Featuring neutral color pallet, luxury vinyl plank flooring throughout and an open floorplan flooded in natural light. The modern kitchen is well equipped with ample soft close cabinetry, quartz countertops, under cabinet lighting, stainless steel appliances and a dual sided to gather around. Opening to the living room where you have access private to a sunny WEST facing balcony. A spacious bedroom, 4 piece bathroom and convenient insuite laundry complete this unit. Don't overlook the central AC, titled parking stall, a titled storage locker for your extra belongings and a rooftop patio offering a place for residents to gather or entertain their friends with unobstructed views of the Calgary skyline while enjoying firepits for cozy catch up sessions as well as barbecues and a great indoor workspace. 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. 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. Fantastic investment for both first-time buyers and investors alike with short term rentals such as AirBnB permitted (48 hour stay minimum).**

Inclusions: **N/A**
Property Listed By: **Real Broker**

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