



THE
A-TEAM

**RE/MAX
FIRST**

123 4 Street #215, Calgary T2E 3S2

MLS® #: **A2162121**

Area: **Crescent Heights**

Listing Date: **09/03/24**

List Price: **\$529,900**

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: **769**
Low Sqft:
Ttl Sqft: **769**

DOM

15
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Parkade, Underground**

Utilities and Features

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

Construction: **Composite Siding, Concrete, Glass**
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**
Int Feat: **Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`0" x 9`3"	Kitchen	Main	13`2" x 8`1"
Bedroom - Primary	Main	9`9" x 8`10"	Walk-In Closet	Main	6`11" x 5`3"
Bedroom	Main	9`7" x 8`10"	Laundry	Main	5`8" x 4`7"
Balcony	Main	9`5" x 5`3"	4pc Bathroom	Main	0`0" x 0`0"
4pc Ensuite bath	Main	0`0" x 0`0"			

Legal/Tax/Financial

Condo Fee: \$505	Title: Fee Simple Fee Freq: Monthly	Zoning: DC
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Legal Desc: **2311203**

Remarks

Pub Rmks: **This elegant 770 square foot, 2-bedroom, 2-bathroom condo is located in the highly sought-after Era Condo building in the vibrant neighbourhood of Bridgeland. This building is Short Term Rental Approved (minimum 2 night stay). The unit offers a modern, open-concept layout, perfect for contemporary urban living. With a southwest exposure, the condo is bathed in natural light throughout the day, creating a warm and inviting atmosphere. The spacious living area is designed with an open-concept floor plan, seamlessly integrating the kitchen, dining, and living spaces. The layout is perfect for entertaining guests or enjoying a cozy night in. Large windows frame the beautiful city views and allow ample sunlight to fill the room, enhancing the condo's bright and airy feel. The kitchen is a chef's dream, featuring high-end stainless steel appliances, sleek quartz countertops, and ample cabinetry. The island serves as a focal point, providing additional prep space and a casual dining area. Whether you're hosting a dinner party or enjoying a quick meal, this kitchen is both functional and stylish. The two bedrooms are generously sized, offering plenty of space for relaxation and storage. The primary bedroom includes a luxurious en-suite bathroom, complete with modern fixtures and finishes. The second bedroom is versatile, ideal for use as a guest room, home office, or additional living space. Both bathrooms are elegantly designed with contemporary finishes, including ceramic tiles, sleek vanities, and high-quality fixtures. The primary bathroom features a walk-in shower, while the second bathroom includes a full-sized bathtub, offering the perfect place to unwind after a long day. Residents of Era enjoy access to a range of premium amenities, including a fitness center, rooftop terrace, and secure underground parking. The building is pet-friendly, making it a perfect choice for pet owners looking for a stylish and comfortable home. Located in Bridgeland, this condo offers unparalleled access to the best of Calgary. Enjoy the convenience of nearby shops, cafes, and restaurants, as well as easy access to public transportation, major roadways and the bow river pathway system. This condo is a rare find in one of Calgary's most desirable neighbourhoods. With its modern design, premium features, and ideal location, it offers the perfect blend of comfort and convenience. Don't miss the opportunity to make this stunning condo your new home.**

Inclusions: **N/A**
Property Listed By: **RE/MAX House of Real Estate**

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