

123 4 Street #407, Calgary T2E 3S2

MLS®#: **A2173720** Area: **Crescent Heights** Listing Date: **10/18/24** List Price: **\$305,000**
 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:

Finished Floor Area
 Abv Sqft: **460**
 Low Sqft:
 Ttl Sqft: **460**

DOM

64
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
 Garage Sz:

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

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

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	10`11" x 9`11"	Dining Room	Main	5`0" x 4`0"
Kitchen	Basement	11`8" x 6`11"	Bedroom - Primary	Main	9`2" x 7`8"
4pc Bathroom	Main				

Legal/Tax/Financial

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

Monthly

Legal Desc: 2311203

Remarks

Pub Rmks: **AIRBNB FRIENDLY COMPLEX ~ UNDERGROUND PARKING ~ AIR CONDITIONING ~ DOWNTOWN VIEWS ~ ROOF TOP PATIO.** Experience the best of downtown living in this affordable and well laid out 1 bedroom/ 1 bedroom condo. Centered perfectly between the desirable communities of Bridgeland and Crescent Heights, this chic unit features 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 island to gather around. Off the living room you have access to a private, sunny WEST facing balcony with unobstructed views of downtown. A spacious bedroom, 4 piece bathroom, and convenient insuite laundry/storage closet complete this unit. Don't overlook the central AC, titled parking stall, a titled storage locker for your extra belongings. Residents can relax on the incredible rooftop patio with firepits, BBQ's and panoramic city views, plus a shared 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







