



THE
A-TEAM

**RE/MAX
FIRST**

123 4 Street #1004, Calgary T2E 8K3

MLS® #: **A2182387**

Area: **Crescent Heights**

Listing Date: **12/06/24**

List Price: **\$249,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 17-Jan**

Association: **Fort McMurray**



General Information

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

Finished Floor Area
Abv Sqft: **429**
Low Sqft:
Ttl Sqft: **429**

DOM

47
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **High-Rise (5+)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **0**
Garage Sz:

Access:

Lot Feat:
Park Feat: **None**

Utilities and Features

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

Construction: **Concrete**
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**
Int Feat: **Built-in Features,Closet Organizers,Kitchen Island**
Utilities:

Room Information

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

Legal/Tax/Financial

Condo Fee: **\$293**
Title: **Fee Simple**
Fee Freq: **Monthly**

Zoning: **DC**

Legal Desc:

2311203

Remarks

Pub Rmks:

***VISIT MULTIMEDIA LINK FOR FULL DETAILS & FLOORPLANS!* Discover urban living in this 1-bed, 1-bath condo in the sought-after Era building by Minto Communities. Nestled in vibrant Crescent Heights, this location offers ENDLESS AMENITIES and a bustling community just steps away. Blocks from the Bow River, trendy Bridgeland, Downtown, and East Village, with quick access to Deerfoot Trail, everything you need is within walking or biking distance. Perched high on the 10TH FLOOR, enjoy EXPANSIVE EAST-FACING VIEWS, perfect for serene sunrises and natural light throughout the day. The unit features durable vinyl plank flooring throughout (no carpet!) and a MODERN OPEN-CONCEPT DESIGN. The sleek kitchen boasts quartz countertops, stainless steel appliances, a movable quartz-topped island, and full-height cabinetry for extra storage. The bright living and dining areas flow seamlessly onto a private East-facing balcony, ideal for morning coffee and relaxing in the sun. The cozy bedroom has sliding barn doors and ample closet space. The 4pc bathroom shines with a quartz-topped vanity and a fully tiled tub/shower combination. IN-SUITE LAUNDRY w/ stacked washer/dryer completes the unit. Residents enjoy premium amenities, including a welcoming lobby with secure parcel lockers and a ROOFTOP TERRACE w/ STUNNING CITY VIEWS. The building is PET-FRIENDLY and allows SHORT-TERM RENTALS (minimum 2-night stay)—an excellent opportunity for homeowners or investors. Situated in Crescent Heights, this condo offers unmatched access to Calgary's best. Explore nearby shops, cafes, and restaurants, or take advantage of excellent public transit and the Bow River pathway system. Don't miss out—schedule your private showing today!**

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











