



THE
A-TEAM

**RE/MAX
FIRST**

123 4 Street #402, Calgary T2E 8K3

MLS® #: **A2207828**

Area: **Crescent Heights**

Listing Date: **04/04/25**

List Price: **\$355,000**

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: **536**
Low Sqft:
Ttl Sqft: **536**

DOM

17
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Apartment-Single Level Unit**

Parking

Ttl Park: **1**
Garage Sz:

Access:
Lot Feat:
Park Feat:

Underground

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave Hood Fan,Refrigerator,Washer**
Int Feat: **Breakfast Bar,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Storage**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			Legal/Tax/Financial		
Condo Fee: \$300		Title: Fee Simple Fee Freq: Monthly		Zoning: DC	
Legal Desc:	2311203				
Remarks					

Pub Rmks: **Welcome to your dream urban retreat, perfectly situated at the cusp of Bridgeland and Crescent Heights! This ultra-luxurious 2-bed, 1-bath condo is the ultimate blend of modern living and convenience in one of Calgary's most sought-after neighborhoods. As a corner unit, it offers an ideal rental investment opportunity**

(Airbnb-approved) or an exceptional choice for singles or couples who want to be in the heart of it all, without breaking the bank. The open-concept floor plan seamlessly connects the kitchen and living area, extending to a private balcony—a perfect spot for outdoor relaxation or entertaining. Key features include sleek vinyl plank flooring, elegant quartz countertops, stainless steel appliances, an efficient kitchen island, air conditioning, and in-suite laundry. The unit also comes with a titled underground parking stall and a titled storage locker for added convenience. Developed by Minto Communities, the Era building is sustainably designed with LEED Gold certification. It features a cutting-edge security and resident engagement system, including one-way video calling, facial recognition access, package locker integration, community messaging, and virtual concierge services. Enjoy breathtaking, unobstructed views of the Calgary skyline from the rooftop patio, where residents can socialize around firepits, use the barbecues, or work in the indoor space. Located in a prime spot, Era is just steps away from vibrant shops, restaurants, parks, playgrounds, the river pathway system, downtown Calgary, and convenient transit options—including the Bridgeland LRT station.

Inclusions:

Property Listed By:

None

Century 21 Bamber Realty LTD.

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









