

**402, 123 4 Street NE**  
**Calgary, Alberta**

**MLS # A2207828**



**\$350,000**

<b>Division:</b>	Crescent Heights		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	536 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 300
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Metal Siding	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage		
<b>Inclusions:</b>	None		

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.