

# \$350,000 - 402, 123 4 Street Ne, Calgary

MLS® #A2207828

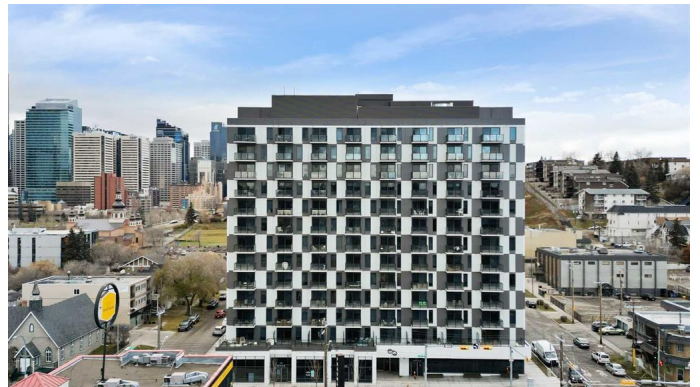
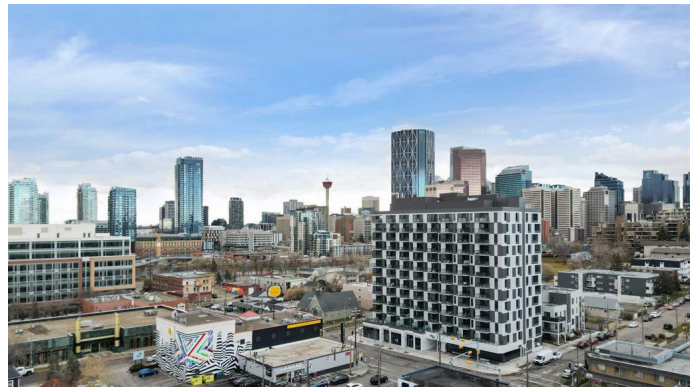
**\$350,000**

2 Bedroom, 1.00 Bathroom, 536 sqft

Residential on 0.00 Acres

Crescent Heights, Calgary, Alberta

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 optionsâ€”including the Bridgeland LRT station.

Built in 2023

**Essential Information**

MLS® #	A2207828
Price	\$350,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	536
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	402, 123 4 Street Ne
Subdivision	Crescent Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 8K3

**Amenities**

Amenities	Elevator(s), Storage, Trash, Visitor Parking, Roof Deck
Parking Spaces	1
Parking	Underground

**Interior**

Interior Features	Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer
Heating	Fan Coil

Cooling	Central Air
# of Stories	14

## Exterior

Exterior Features	Balcony
Construction	Concrete, Metal Siding

## Additional Information

Date Listed	April 4th, 2025
Days on Market	30
Zoning	DC

## Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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