

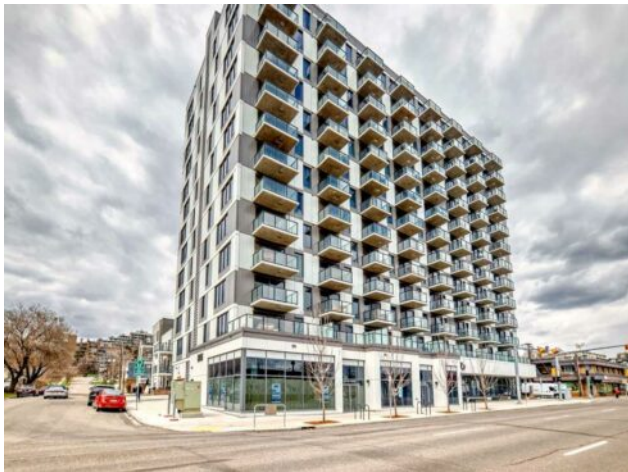


GRASSROOTS
REALTY GROUP

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503, 123 4 Street NE
Calgary, Alberta

MLS # A2215761



\$325,000

Division:	Crescent Heights		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	550 sq.ft.	Age:	2023 (2 yrs old)
Beds:	2	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 368
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters, Smart Home, Storage		

Inclusions: N/A

Welcome to this contemporary 2-bedroom, 1-bathroom condo located on the 5th floor of Era—a thoughtfully designed building by Minto Communities, ideally positioned between Bridgeland and Crescent Heights. This sleek urban home offers the perfect blend of comfort, style, and convenience in one of Calgary’s most desirable neighbourhoods. The open-concept layout seamlessly connects the modern kitchen, dining, and living areas, leading to a private balcony that’s perfect for morning coffee or evening relaxation. The kitchen features quartz countertops, stainless steel appliances, a functional island, and elegant cabinetry—ideal for both everyday living and entertaining. This unit is complete with durable vinyl plank flooring, air conditioning, and in-suite laundry for added comfort. You’ll also enjoy a titled underground parking stall and a dedicated storage locker for your extra belongings. Era was sustainably built with LEED certification in mind and features state-of-the-art smart technology including facial recognition access, one-way video calling, package locker integration, community messaging, and a virtual concierge system. Residents can unwind on the rooftop patio with its panoramic views of the Calgary skyline, firepits, BBQ stations, and indoor workspaces—an ideal setting for gatherings or working from home. Located steps from the Bridgeland LRT station, river pathways, parks, local restaurants, shops, and downtown Calgary, this is inner-city living at its best.