



**GRASSROOTS**  
REALTY GROUP

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1013, 123 4 Street NE  
Calgary, Alberta

MLS # A2232460



**\$460,000**

Division:	Crescent Heights		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	722 sq.ft.	Age:	2023 (2 yrs old)
Beds:	2	Baths:	2
Garage:	Guest, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Flat	Condo Fee:	\$ 513
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters		

Inclusions: n/a

This sleek, upper-level 2 bedroom, 2 bathroom condo offers stunning west-facing views of Calgary's skyline through floor-to-ceiling windows, filling the thoughtfully designed space with light. Enjoy luxury vinyl plank flooring, central A/C, in-suite laundry, and a modern kitchen with stainless steel appliances and quartz countertops, plus the convenience of a titled underground parking stall and a titled storage locker for your gear. The Era building features premium amenities, including a cutting-edge security and resident engagement system with facial recognition access, package lockers, and virtual concierge services, along with a rooftop patio complete with firepits, BBQs, indoor workspace, and breathtaking panoramic views for relaxing or entertaining. An investor's dream, Era allows short-term rentals/Airbnb, offering a rare opportunity to tap into Calgary's vibrant rental market while enjoying the best of urban living. Developed by Minto Communities, Era is a sustainably designed, LEED Gold-certified building in the heart of Bridgeland/Crescent Heights, steps from trendy cafés, shops, restaurants, parks, the river pathways, and the Bridgeland LRT with quick downtown access.