



GRASSROOTS
REALTY GROUP

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814, 123 4 Street NE
Calgary, Alberta

MLS # A2246057



\$275,000

Division:	Crescent Heights		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	425 sq.ft.	Age:	2023 (2 yrs old)
Beds:	1	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 320
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Siding	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Kitchen Island		

Inclusions: n/a

GREAT VIEW! Discover comfortable, modern living at Era by Minto Communities in this well-designed 1-bedroom, 1-bathroom east-facing unit, perfectly located at the intersection of Bridgeland and Crescent Heights. This is one of Calgary's most walkable neighborhoods, with a Walk Score of 98, placing you steps from Bridgeland Market, Shiki Menya, Luke's, local shops, cafes, parks, playgrounds, and the Bow River pathway system. The nearby Bridgeland/Memorial LRT station offers easy access to downtown, the East Village, and beyond. Inside, the open-concept layout is filled with natural light and connects the bright kitchen and living area to a private balcony with unobstructed views—a great spot to start your day or unwind in the evening. The unit features a large eat-in island, quartz countertops, stainless steel appliances, full-height cabinetry, durable vinyl plank flooring, air conditioning, and in-suite laundry. Built to LEED Gold standards, Era is designed with energy efficiency and sustainability in mind, and includes smart security and resident features such as video calling, facial recognition access, secure package lockers, community messaging, and virtual concierge services. The rooftop patio offers firepits, barbecues, and panoramic views of downtown Calgary, while an indoor lounge and workspace provide year-round options for relaxing or getting things done. This is a quality home in a solid, well-managed building—book your showing today and see for yourself what makes it stand out.