



GRASSROOTS
REALTY GROUP

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1005, 123 4 Street NE
Calgary, Alberta

MLS # A2246509



\$300,000

Division:	Crescent Heights		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	490 sq.ft.	Age:	2023 (2 yrs old)
Beds:	1	Baths:	1
Garage:	None		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 336
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Siding	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Kitchen Island		

Inclusions: 2 sets of keys, postbox key

Discover urban sophistication in this contemporary 1-bedroom plus den, on the 10th floor of Era by Minto Communities—ideally situated between Bridgeland and Crescent Heights. Flooded with natural light, the open-concept design effortlessly unites the sleek kitchen, dining, and living areas and flows onto your private balcony—perfect for morning coffee or evening unwinding. The gourmet kitchen shines with quartz countertops, stainless-steel appliances, a generous island, and designer cabinetry—ready for both daily living and entertaining. Durable vinyl plank flooring, in-suite laundry, and air conditioning ensure year-round comfort, while a titled underground parking stall and dedicated storage locker offer added convenience. Era’s LEED-inspired construction and cutting-edge smart technology elevate your lifestyle with facial-recognition access, one-way video calling, integrated package lockers, community messaging, and a virtual concierge system. Step up to the rooftop patio to enjoy panoramic skyline views, cozy fire pits, BBQ stations, and indoor workspaces—ideal for gatherings or remote work. View of the Bow River, Bridgeland LRT station, river pathways, parks, upbeat restaurants, boutique shops,, Calgary Tower and downtown Calgary, this exceptional residence embodies the best of inner-city living. This is your your chance to call Era home—schedule your private tour today!