



GRASSROOTS
REALTY GROUP

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1313, 123 4 Street NE
Calgary, Alberta

MLS # A2254032



\$479,900

Division:	Crescent Heights		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	719 sq.ft.	Age:	2023 (2 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 492
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Siding	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		
Inclusions:	n/a		

Experience ELEVATED LIVING in this stunning 2 BED, 2 BATH AIRBNB FRIENDLY residence perched on the 13TH FLOOR of Era by Minto Communities—where you’ll enjoy the peace of having NO NEIGHBOURS ABOVE. Bathed in WEST-FACING sunlight, the open-concept design seamlessly blends the modern kitchen, dining, and living areas, opening onto a LARGE PRIVATE BALCONY with STUNNING DOWNTOWN VIEWS. Whether it’s MORNING COFFEE, breathtaking SUNSETS, or NIGHTTIME RELAXING, this outdoor space is perfect for every moment of the day. The GOURMET KITCHEN features QUARTZ COUNTERTOPS, STAINLESS-STEEL APPLIANCES, a generous ISLAND, and designer cabinetry—ideal for both entertaining and daily life. Thoughtful finishes like DURABLE VINYL PLANK FLOORING, IN-SUITE LAUNDRY, and AIR CONDITIONING provide year-round comfort, while a TITLED UNDERGROUND PARKING STALL and STORAGE LOCKER add ultimate convenience. Era’s LEED-inspired construction and SMART TECHNOLOGY set a new standard, with FACIAL RECOGNITION ACCESS, one-way video calling, secure package lockers, community messaging, and a VIRTUAL CONCIERGE. Step outside your unit and up to the ROOFTOP PATIO to take in PANORAMIC SKYLINE VIEWS, cozy FIRE PITS, BBQ stations, and indoor workspaces—perfect for gatherings or remote work. Located between BRIDGELAND and CRESCENT HEIGHTS, you’re steps to the BOW RIVER PATHWAYS, Bridgeland LRT, vibrant restaurants, boutique shops, and downtown Calgary. This is your chance to own the HIGHEST-FLOOR UNIT with unmatched views and an unbeatable lifestyle. Book your PRIVATE TOUR today!

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