



203, 123 4 Street NE
Calgary, Alberta

MLS # A2265402



\$305,000

Division: Crescent Heights

Type: Residential/High Rise (5+ stories)

Style: Apartment-Single Level Unit

Size: 554 sq.ft. **Age:** 2023 (3 yrs old)

Beds: 2 **Baths:** 1

Garage: Stall, Titled, Underground

Lot Size: -

Lot Feat: -

Water: -

Sewer: -

Condo Fee: \$ 393

LLD: -

Zoning: DC

Utilities: -

Heating: Fan Coil

Floors: Vinyl Plank

Roof: -

Basement: -

Exterior: Concrete, Metal Siding

Foundation: -

Features: See Remarks

Inclusions: N/A

| 2 BEDS | 1 BATH | AIRBNB FRIENDLY | TITLED UNDERGROUND PARKING | MINUTES TO DOWNTOWN | Welcome to ERA by Minto, a modern and AirBnB-friendly building located in the heart of Crescent Heights—just minutes from downtown Calgary and the Bridgeland CTrain station! This open-concept 2-bedroom, 1-bathroom condo offers a sleek kitchen featuring stainless steel appliances, a central island, and in-suite laundry for your convenience. The bright living area features sliding doors that open onto the large covered west-facing balcony. Enjoy the added convenience of a titled underground parking stall, keeping your vehicle secure year-round. The building also boasts an incredible rooftop patio with fire-pits, BBQs, dining and lounge areas—all with breathtaking views of downtown Calgary. Whether you're a first-time buyer, investor, or looking for a short-term rental opportunity, this unit checks all the boxes. Call your favourite agent for a showing today!