



GRASSROOTS
REALTY GROUP

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1313, 123 4 Street NE
Calgary, Alberta

MLS # A2278341



\$399,990

Division:	Crescent Heights		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	719 sq.ft.	Age:	2023 (3 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, offering the rare comfort of NO NEIGHBOURS ABOVE. Filled with WEST FACING natural light, the open concept layout effortlessly connects the modern kitchen, dining, and living spaces, all flowing onto a LARGE PRIVATE BALCONY with STUNNING DOWNTOWN VIEWS. From MORNING COFFEE to glowing SUNSETS and peaceful EVENING RELAXATION, this outdoor space is ideal any time of day. The GOURMET KITCHEN showcases QUARTZ COUNTERTOPS, STAINLESS STEEL APPLIANCES, a spacious ISLAND, and sleek designer cabinetry, perfect for entertaining or everyday living. Thoughtful features such as DURABLE VINYL PLANK FLOORING, IN SUITE LAUNDRY, and AIR CONDITIONING ensure year round comfort, while a TITLED UNDERGROUND PARKING STALL and STORAGE LOCKER add everyday convenience. Era's LEED INSPIRED design and advanced SMART TECHNOLOGY raise the bar with FACIAL RECOGNITION ACCESS, one way video calling, secure package lockers, community messaging, and a VIRTUAL CONCIERGE. Just steps from your door, enjoy the ROOFTOP PATIO complete with PANORAMIC SKYLINE VIEWS, cozy FIRE PITS, BBQ AREAS, and indoor workspaces, ideal for hosting or working remotely. Perfectly situated between BRIDGELAND and CRESCENT HEIGHTS, you are moments from the BOW RIVER PATHWAYS, Bridgeland LRT, popular restaurants, boutique shopping, and downtown Calgary. This is your opportunity to own the HIGHEST FLOOR UNIT with unbeatable views and an exceptional lifestyle. Book your PRIVATE TOUR today.

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