

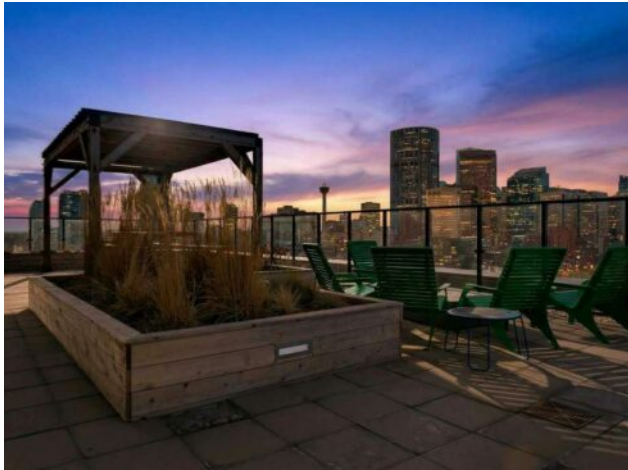


**GRASSROOTS**  
REALTY GROUP

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206, 123 4 Street NE  
Calgary, Alberta

MLS # A2282881



**\$275,000**

Division:	Crescent Heights		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	421 sq.ft.	Age:	2023 (3 yrs old)
Beds:	1	Baths:	1
Garage:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 321
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Siding	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Recessed Lighting		

Inclusions: N/A

Era in Bridgeland by Minto Communities &mdash; a fantastic opportunity for first-time buyers or investors in a sought-after, short-term rental friendly building in one of Calgary's most vibrant inner-city communities. This well-designed 1-bedroom unit features a modern open layout with luxury vinyl plank flooring throughout, quartz countertops, stainless steel appliances, and nearly floor-to-ceiling windows that fill the space with natural light. The functional floor plan and east-facing balcony add to both everyday comfort and strong rental appeal. Residents enjoy premium amenities including a rooftop patio with fire pits, BBQ area, dining and leisure spaces with stunning downtown views &mdash; perfect for entertaining or attracting quality tenants and guests. The unit includes underground parking, visitor parking, and a separate storage unit. Ideally located between Bridgeland and Crescent Heights with an outstanding Walk Score of 98, you're just steps to Bridgeland Market, Phil & Sebastian Coffee, popular restaurants, parks, playgrounds, and the Bow River pathway system. The Bridgeland/Memorial LRT station is minutes away, providing quick access to downtown, East Village, and beyond. An excellent blend of lifestyle, convenience, and investment potential.