



**1202, 123 4 Street NE**  
**Calgary, Alberta**

**MLS # A2301838**



**\$309,900**

<b>Division:</b>	Crescent Heights		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Acreage with Residence, Apartment-Single Level Unit		
<b>Size:</b>	537 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 361
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Metal Siding	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island		

**Inclusions:** n/a

**CORNER UNIT 12TH FLOOR. GREAT VIEW!** Welcome to Era by Minto Communities—modern, elevated living in this well-designed 2 bedroom, 1 bathroom unit in the heart of Bridgeland. Perched on the 12th floor, this home offers unobstructed views and abundant natural light, all within one of Calgary’s most walkable neighborhoods (Walk Score of 98). You’re just steps from Bridgeland Market, Shiki Menya, Luke’s, local cafés, parks, playgrounds, and the Bow River pathway system. The Bridgeland/Memorial LRT station is nearby for quick access to downtown and the East Village. Inside, the open-concept layout seamlessly connects the kitchen and living area to a private balcony—perfect for morning coffee or evening relaxation with a view. The kitchen features a large eat-in island, quartz countertops, stainless steel appliances, and full-height cabinetry. Durable vinyl plank flooring, air conditioning, in-suite laundry, a titled underground parking stall, and a titled storage locker add everyday comfort and convenience. Built to LEED Gold standards, Era emphasizes energy efficiency and smart living, offering features like video entry, facial recognition access, secure package lockers, community messaging, and virtual concierge services. Residents also enjoy a rooftop patio with firepits and BBQs, offering stunning downtown views, along with an indoor lounge and workspace for year-round use. This well-appointed unit in a professionally managed building is an excellent opportunity to own in one of Calgary’s most desirable inner-city communities. Book your showing today. Photos are from a similar unit with an identical floorplan and may not reflect the exact finishes or views of Unit 1202.