



**#310, 455 1 Avenue NE**  
**Calgary, Alberta**

**MLS # A2144059**



**\$400,000**

<b>Division:</b>	Crescent Heights		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	653 sq.ft.	<b>Age:</b>	2023 (1 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<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>	\$ 673
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Quartz Counters, See Remarks		

**Inclusions:** Light Fixtures

**2 BEDROOMS | 2 BATHROOMS | CORNER UNIT | TITLED PARKING | NO NEIGHBOURS ABOVE |** Welcome to your dream urban retreat on the cusp of Bridgeland and Crescent Heights! This two-bedroom, two-bathroom unit epitomizes modern living in one of Calgary's most desirable neighborhoods. Situated in the low-rise second building of the Era complex, this corner unit boasts no neighbors above and features a stunning wrap-around balcony perfect for entertaining. As you enter, an open floor plan seamlessly connects the kitchen to the living room. The two spacious bedrooms are positioned on opposite sides of the layout, ideal for roommates seeking privacy. The primary bedroom includes a beautiful four-piece ensuite, while a secondary four-piece bathroom serves the additional bedroom and guests from the living room and kitchen. The corner unit design ensures an abundance of natural light through ample windows. High-end finishes include vinyl plank flooring, quartz countertops, stainless steel appliances, an efficient kitchen island, air conditioning, and in-suite laundry. Additionally, the unit comes with a titled parking stall and a titled storage locker for extra belongings. Developed by Minto Communities, the Era building is sustainably built for the future, targeting LEED certification. It features a smart security and resident engagement system with one-way video calling, facial recognition access, package locker integration, community messaging, and virtual concierge services. Residents of Era 2 have access to a rooftop patio in Era 1, offering unobstructed views of the Calgary skyline, fire pits, barbecues, and an excellent indoor workspace. Located in a prime area, Era is steps away from fantastic shops, restaurants, parks, playgrounds, the river pathway system, downtown Calgary, and transit options, including the Bridgeland LRT station.

Book your showing today!