



GRASSROOTS
REALTY GROUP

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203, 123 4 Street NE
Calgary, Alberta

MLS # A2209101



\$344,900

Division:	Crescent Heights		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	554 sq.ft.	Age:	2023 (2 yrs old)
Beds:	2	Baths:	1
Garage:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 393
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Siding	Zoning:	DC
Foundation:	-	Utilities:	-
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!