

\$235,000 - 308, 123 4 Street Ne, Calgary

MLS® #A2104740

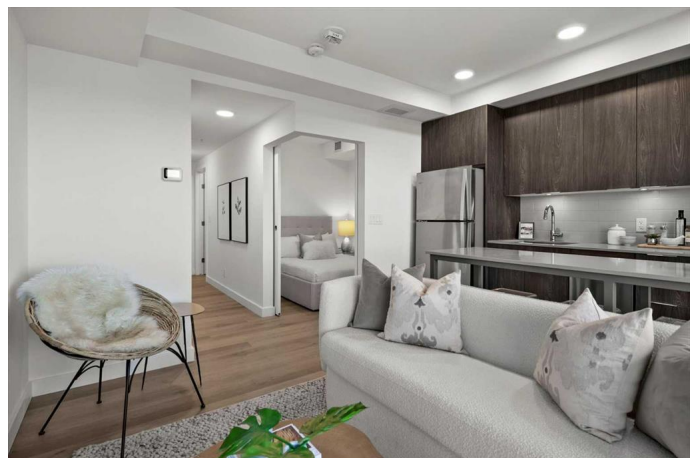
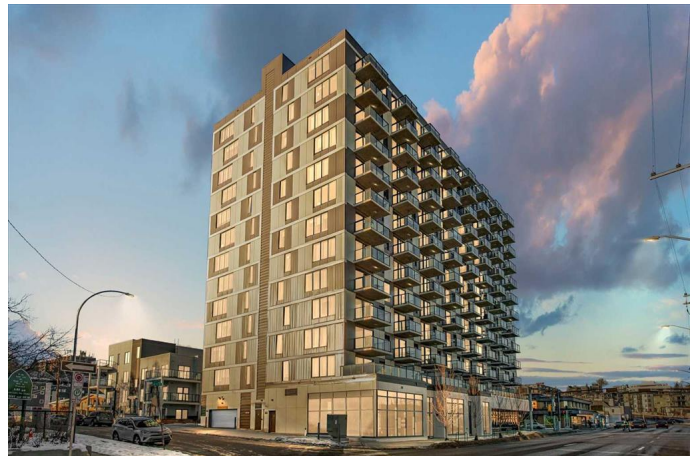
\$235,000

1 Bedroom, 1.00 Bathroom, 386 sqft

Residential on 0.00 Acres

Crescent Heights, Calgary, Alberta

Welcome to your dream urban retreat located on the cusp of Bridgeland and Crescent Heights! This brand new, funky studio unit is the epitome of modern living in one of Calgary's most desirable neighbourhoods. This unit is the perfect rental investment, or for a single dweller looking to be in the heart of the action at an affordable price point. The open floorplan offers a seamless blend of the kitchen and living space, opening up to a private balcony creating a secondary hang-out space. The bedroom features its own sliding doors to close off and allow for privacy within the unit. The unit features vinyl plank flooring, quartz countertops, stainless steel appliances, an effective kitchen island, AC, and in-suite laundry. The unit comes with a titled storage locker for your extra items. Developed by Minto Communities, the Era building was sustainably built for the future targeting LEED certification. A smart security and resident engagement system is integrated with the units offering one way video calling, facial recognition access, package locker integration, community messaging and virtual concierge services. A rooftop patio offers a place for residents to gather or entertain their friends with unobstructed views of the Calgary skyline, firepits for cozy catch up sessions along with barbecues and a great indoor workspace. Located in a prime location, Era is just steps away from fantastic shops, restaurants, parks, playgrounds, the river pathway system, downtown Calgary and transit options



including the Bridgeland LRT station.

Built in 2023

Essential Information

MLS® #	A2104740
Price	\$235,000
Sold Price	\$230,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	386
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	308, 123 4 Street Ne
Subdivision	Crescent Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E3S2

Amenities

Amenities	Elevator(s), Roof Deck, Secured Parking, Visitor Parking
Parking	Off Street

Interior

Interior Features	Kitchen Island, Quartz Counters
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Fan Coil
Cooling	Central Air
# of Stories	13

Exterior

Exterior Features	Balcony, Lighting
Roof	Flat
Construction	Brick, Concrete

Additional Information

Date Listed	February 1st, 2024
Date Sold	February 29th, 2024
Days on Market	27
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	Sotheby's International Realty Canada
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