

\$360,000 - 1102, 123 4th Street Ne, Calgary

MLS® #A2108692

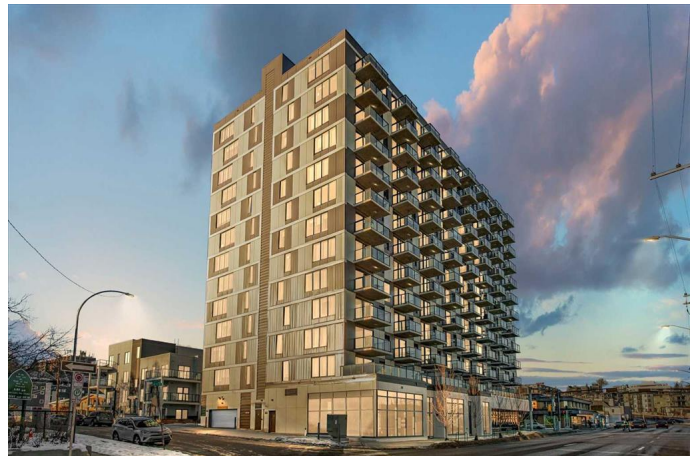
\$360,000

2 Bedroom, 1.00 Bathroom, 534 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 two-bedroom, one-bathroom unit is the epitome of modern living in one of Calgary's most desirable neighbourhoods. Upon entering the unit, you will be greeted by an open floorplan that flows seamlessly from the kitchen to the living room and out onto the private patio, perfect for entertaining. As an end unit, the bedrooms feature extra windows for more natural light throughout. The unit offers vinyl plank flooring, quartz countertops, stainless steel appliances, an effective kitchen island, AC and in-suite laundry. Views are abundant from your eleventh floor balcony. The unit also comes with one titled parking stall and a storage locker for your extra belongings. 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 and 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® #	A2108692
Price	\$360,000
Sold Price	\$355,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	534
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	1102, 123 4th 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 Spaces	1
Parking	Parkade, Titled, Underground

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	14

Exterior

Exterior Features	Balcony, Lighting
Construction	Brick, Concrete

Additional Information

Date Listed	February 18th, 2024
Date Sold	April 8th, 2024
Days on Market	49
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	Sotheby's International Realty Canada
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