

\$299,000 - 810, 123 4th Street Ne, Calgary

MLS® #A2113145

\$299,000

1 Bedroom, 1.00 Bathroom, 424 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 one bedroom 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 closet, large bright window and sliding doors to close off and allow for privacy. The unit features vinyl plank flooring, quartz countertops, stainless steel appliances, an effective kitchen island, AC, and in-suite laundry. The unit comes with one titled underground parking stall and one 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® #	A2113145
Price	\$299,000
Sold Price	\$293,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	424
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	810, 123 4th Street Ne
Subdivision	Crescent Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E3S2

Amenities

Amenities	Elevator(s), Roof Deck, Secured Parking, Storage, 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
Construction	Brick, Concrete

Additional Information

Date Listed	March 7th, 2024
Date Sold	March 27th, 2024
Days on Market	20
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	Sotheby's International Realty Canada
----------------	---------------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.