

\$310,000 - 1307, 123 4th Street Ne, Calgary

MLS® #A2113245

\$310,000

1 Bedroom, 1.00 Bathroom, 459 sqft

Residential on 0.00 Acres

Crescent Heights, Calgary, Alberta

Incredible 13th floor views of downtown at an affordable price point! 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 buyers 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 separate bedroom offers complete privacy. The unit features vinyl plank flooring, quartz countertops, white cabinetry, stainless steel appliances, an effective kitchen island, AC, and in-suite laundry. The unit comes with a titled underground parking stall and 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. Photos are of unit 707 (exact same unit on a lower floor, aside from the pictures of the view on the 13th floor!)

Built in 2023

Essential Information

MLS® #	A2113245
Price	\$310,000
Sold Price	\$305,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	459
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	1307, 123 4th Street Ne
Subdivision	Crescent Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E3S2

Amenities

Amenities	Bicycle Storage, Elevator(s), Roof Deck, Visitor Parking
Parking Spaces	1
Parking	Parking Pad, Underground

Interior

Interior Features	Kitchen Island, Quartz Counters
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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	April 4th, 2024
Days on Market	28
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	Sotheby's International Realty Canada
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