

# \$320,000 - 303, 455 1 Avenue Ne, Calgary

MLS® #A2124663

## \$320,000

1 Bedroom, 1.00 Bathroom, 450 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 amazing one bedroom plus den unit is the epitome of modern living in one of Calgary's most desirable neighbourhoods. Located in the low rise second building of the Era complex, this third floor unit is perfect for a first time buyer, someone who works from home or as a turn-key investment opportunity. Upon entering the unit, you will be greeted by an open floorplan that flows seamlessly from the kitchen to the living room. Primary bedroom with large window, beautiful four piece bath and a flex room perfect as an office or additional storage space. With vinyl plank flooring, quartz countertops, stainless steel appliances, an effective kitchen island, AC, and in-suite laundry. This 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 in the Era 1 tower (accessible to Era 2 residents) 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® #         | A2124663      |
| Price          | \$320,000     |
| Sold Price     | \$315,000     |
| Bedrooms       | 1             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 450           |
| Acres          | 0.00          |
| Year Built     | 2023          |
| Type           | Residential   |
| Sub-Type       | Apartment     |
| Style          | Low-Rise(1-4) |
| Status         | Sold          |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 303, 455 1 Avenue Ne |
| Subdivision | Crescent Heights     |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2E0B3               |

**Amenities**

|                |                                                          |
|----------------|----------------------------------------------------------|
| Amenities      | Elevator(s), Roof Deck, Secured Parking, Visitor Parking |
| Parking Spaces | 1                                                        |
| Parking        | Underground                                              |

**Interior**

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island                                                                                |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |

|              |              |
|--------------|--------------|
| Heating      | Fan Coil     |
| Cooling      | Wall Unit(s) |
| # of Stories | 4            |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Roof              | Asphalt Shingle |
| Construction      | Wood Frame      |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 21st, 2024 |
| Date Sold      | June 6th, 2024   |
| Days on Market | 44               |
| Zoning         | DC               |
| HOA Fees       | 0.00             |

## Listing Details

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

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