

\$305,000 - 306, 455 1st Avenue Ne, Calgary

MLS® #A2127188

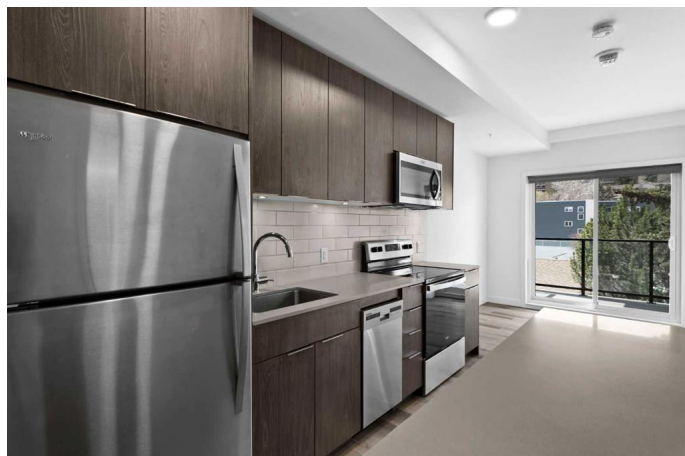
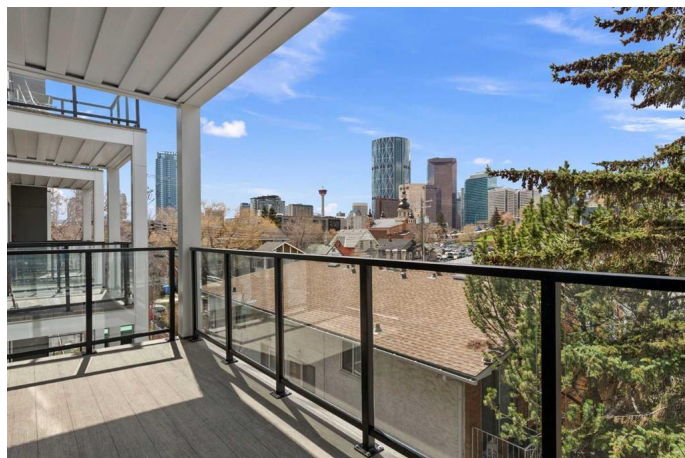
\$305,000

1 Bedroom, 1.00 Bathroom, 425 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 one bedroom, one bathroom 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 on the third floor, this unit has an expansive balcony with downtown views, creating a unique secondary living space. Upon entering the unit, you will be greeted by a designated foyer space, plenty of storage options and an open floorplan that flows seamlessly from the kitchen to the living room. Well sized primary bedroom with barn doors and full bath. 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 one titled 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® #	A2127188
Price	\$305,000
Sold Price	\$300,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	425
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	306, 455 1st Avenue Ne
Subdivision	Crescent Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E0B3

Amenities

Amenities	Elevator(s), Roof Deck
Parking Spaces	1
Parking	Parkade, Secured, 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	Wall Unit(s)
# of Stories	4

Exterior

Exterior Features	Balcony
Construction	Wood Frame

Additional Information

Date Listed	May 7th, 2024
Date Sold	May 25th, 2024
Days on Market	18
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	Sotheby's International Realty Canada
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