

\$315,000 - 103, 455 1st Avenue Ne, Calgary

MLS® #A2137686

\$315,000

1 Bedroom, 1.00 Bathroom, 452 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 main floor one bedroom plus den 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, opening up to the private patio featuring a private main floor entrance- perfect for dog owners. 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. *Please note photos are from a similar unit on the 3rd floor-patio photos are from the actual unit itself*

Built in 2023

Essential Information

MLS® #	A2137686
Price	\$315,000
Sold Price	\$312,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	452
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	103, 455 1st Avenue Ne
Subdivision	Crescent Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E0B3

Amenities

Amenities	Elevator(s), RV/Boat Storage, Secured Parking, Visitor Parking
Parking Spaces	1

Parking Parkade, 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 4

Exterior

Exterior Features Balcony
Construction Wood Frame

Additional Information

Date Listed June 7th, 2024
Date Sold June 19th, 2024
Days on Market 9
Zoning DC
HOA Fees 0.00

Listing Details

Listing Office Sotheby's International Realty Canada

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