

\$390,000 - #310, 455 1 Avenue Ne, Calgary

MLS® #A2144059

\$390,000

2 Bedroom, 2.00 Bathroom, 653 sqft

Residential on 0.00 Acres

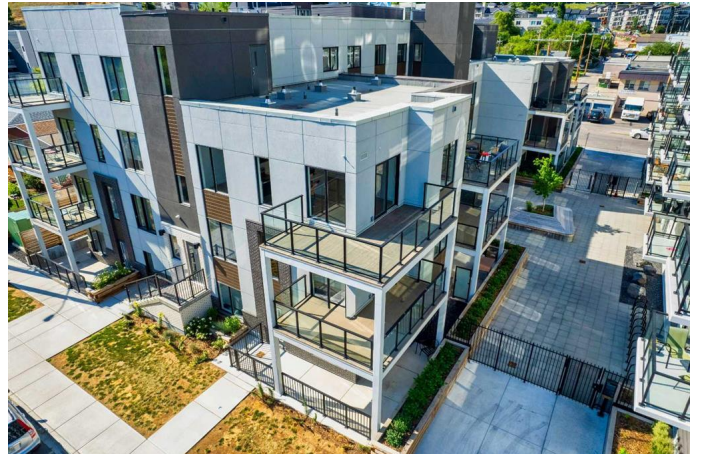
Crescent Heights, Calgary, Alberta

2 BEDROOMS | 2 BATHROOMS | CORNER UNIT | TITLED PARKING | NO NEIGHBOURS ABOVE | Welcome to your dream urban retreat on the cusp of Bridgeland and Crescent Heights! This two-bedroom, two-bathroom unit epitomizes modern living in one of Calgary's most desirable neighborhoods. Situated in the low-rise second building of the Era complex, this corner unit boasts no neighbors above and features a stunning wrap-around balcony perfect for entertaining.

As you enter, an open floor plan seamlessly connects the kitchen to the living room. The two spacious bedrooms are positioned on opposite sides of the layout, ideal for roommates seeking privacy. The primary bedroom includes a beautiful four-piece ensuite, while a secondary four-piece bathroom serves the additional bedroom and guests from the living room and kitchen.

The corner unit design ensures an abundance of natural light through ample windows. High-end finishes include vinyl plank flooring, quartz countertops, stainless steel appliances, an efficient kitchen island, air conditioning, and in-suite laundry. Additionally, the unit comes with a titled parking stall and a titled storage locker for extra belongings.

Developed by Minto Communities, the Era building is sustainably built for the future, targeting LEED certification. It features a smart



security and resident engagement system with one-way video calling, facial recognition access, package locker integration, community messaging, and virtual concierge services. Residents of Era 2 have access to a rooftop patio in Era 1, offering unobstructed views of the Calgary skyline, fire pits, barbecues, and an excellent indoor workspace.

Located in a prime area, Era is steps away from fantastic shops, restaurants, parks, playgrounds, the river pathway system, downtown Calgary, and transit options, including the Bridgeland LRT station. Book your showing today!

Built in 2023

Essential Information

MLS® #	A2144059
Price	\$390,000
Sold Price	\$380,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	653
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	#310, 455 1 Avenue Ne
Subdivision	Crescent Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 0B3

Amenities

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

Interior

Interior Features	Kitchen Island, Open Floorplan, Quartz Counters, See Remarks
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Fan Coil
Cooling	Central Air
# of Stories	4

Exterior

Exterior Features	Balcony, Other
Construction	Wood Frame

Additional Information

Date Listed	July 19th, 2024
Date Sold	September 20th, 2024
Days on Market	63
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.