



GRASSROOTS
REALTY GROUP

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405, 123 4 Street NE
Calgary, Alberta

MLS # A2326782



\$259,000

Division:	Crescent Heights		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	496 sq.ft.	Age:	2023 (3 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 340
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Kitchen Island, Quartz Counters		

Inclusions: Please see the attached list

Welcome to Era by Minto Communities, where contemporary design meets exceptional urban living in one of Calgary's most desirable inner-city locations. This spacious 1-bedroom + Den, 1-bathroom residence offers one of the larger one-bedroom layouts in the building and is perfectly suited for homeowners and investors alike. Currently professionally managed as a successful Airbnb, this is a true turnkey investment opportunity with excellent cash-flow potential. All furniture, decor, kitchenware, and household essentials are included, allowing the next owner to continue operating immediately or simply move in and enjoy a fully furnished home. The bright open-concept layout features a stylish kitchen with quartz countertops, stainless steel appliances, sleek cabinetry, and a large island that flows seamlessly into the living and dining areas. The versatile den is ideal for a home office or guest space, while in-suite laundry and central air conditioning provide year-round comfort. Ideally located within walking distance to downtown, Bridgeland, the Bow River pathways, Bridgeland LRT Station, cafes, restaurants, and boutique shopping, this home offers the perfect blend of convenience and lifestyle. Whether you're a first-time buyer, busy professional, or savvy investor, this exceptional property delivers outstanding value, flexibility, and income potential. Book your private showing today!