



GRASSROOTS
REALTY GROUP

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401, 455 1 Avenue NE
Calgary, Alberta

MLS # A2328247



\$299,900

Division:	Crescent Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	640 sq.ft.	Age:	2023 (3 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 659
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting		

Inclusions: N/A

Perched on the top floor, this northwest corner suite in Era offers an exceptional blend of natural light, modern design and breathtaking downtown views. With 640 sq. ft., 2 bedrooms and 2 full bathrooms, this thoughtfully designed home makes the most of every square foot while placing you in one of Calgary's most desirable inner-city neighbourhoods. The open-concept layout creates an inviting space for both everyday living and entertaining. Expansive windows capture city views while filling the home with warm afternoon sunlight. The contemporary kitchen is finished with quartz countertops, stainless steel appliances, sleek cabinetry and a versatile island that provides additional prep space and casual seating. The primary bedroom offers a comfortable retreat complete with its own private ensuite, while the second bedroom is ideal for guests, a roommate or a dedicated home office. A second full bathroom and in-suite laundry add everyday convenience. Era residents enjoy an impressive collection of amenities including a rooftop patio with spectacular skyline views, secure underground parking, bike storage and a pet-friendly building designed for modern urban living. Located on the edge of Bridgeland and Crescent Heights, you'll love having some of Calgary's best cafés, restaurants, local shops and the Bow River pathway system just steps from your door. Downtown, East Village and the Bridgeland LRT station are all within easy reach, making commuting and exploring the city effortless. Whether you're a first-time buyer, investor or someone looking to enjoy an exceptional inner-city lifestyle, this top-floor corner unit offers an outstanding opportunity in one of Calgary's most vibrant communities.