



GRASSROOTS
REALTY GROUP

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1013, 123 4 Street NE
Calgary, Alberta

MLS # A2334716



\$410,000

Division:	Crescent Heights		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	722 sq.ft.	Age:	2023 (3 yrs old)
Beds:	2	Baths:	2
Garage:	Guest, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Flat	Condo Fee:	\$ 514
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters		

Inclusions:	none
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Perched high above the city, this sleek 2-bedroom, 2-bathroom corner-style retreat captures breathtaking west-facing skyline views through floor-to-ceiling windows. Flooded with natural light, the open layout is built for modern living, featuring luxury vinyl plank flooring, central A/C, in-suite laundry, and a well appointed kitchen equipped with stainless steel appliances and quartz countertops. Complete with a titled underground parking stall and a titled storage locker, every detail has been thoughtfully considered. Situated in the sustainably built, LEED Gold-certified Era by Minto Communities, residents enjoy high-tech modern luxuries: facial-recognition entry, automated package lockers, and virtual concierge service. Unwind or entertain on the stunning rooftop patio, featuring fire pits, BBQs, co-working spaces, and 360° panoramic vistas. Investor Alert - Era allows short-term rentals (Airbnb/VRBO), making this a turnkey, high-yield opportunity in one of Calgary's most desirable inner-city hubs. Located in vibrant Bridgeland/Crescent Heights, you're just steps from cafés, top-tier dining, river pathways, and the LRT for an effortless downtown commute.