



# 123 4 Street Calgary Alberta

\$369,900

Welcome to your dream urban retreat located on the cusp of Bridgeland and Crescent Heights! This Ultra Lux 2 bed, 1 bath condo is the epitome of modern living in one of Calgary's most desirable neighborhoods. This Corner unit is the perfect rental investment (Air BnB approved), or for a single/couple looking to be in the heart of the action at an affordable price point. The open floor plan offers a seamless blend of the kitchen and living space, opening up to a private balcony creating a secondary hang-out space. The unit features vinyl plank flooring, quartz countertops, stainless steel appliances, an effective kitchen island, AC, and in-suite laundry. The unit comes with a TITLED UNDERGROUND PARKING STALL and a titled storage locker for your extra items. Developed by Minto Communities, the Era building was sustainably built with LEED Gold 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 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 (id:6769)

Kitchen 11.50 Ft x 9.83 Ft  
Living room 10.42 Ft x 9.50 Ft  
Primary Bedroom 9.83 Ft x 9.58 Ft

Bedroom 8.58 Ft x 8.33 Ft  
4pc Bathroom 8.08 Ft x 4.83 Ft

Listing Presented By:



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