

# \$439,900 - 1013, 123 4 Street Ne, Calgary

MLS® #A2232460

**\$439,900**

2 Bedroom, 2.00 Bathroom, 722 sqft

Residential on 0.00 Acres

Crescent Heights, Calgary, Alberta

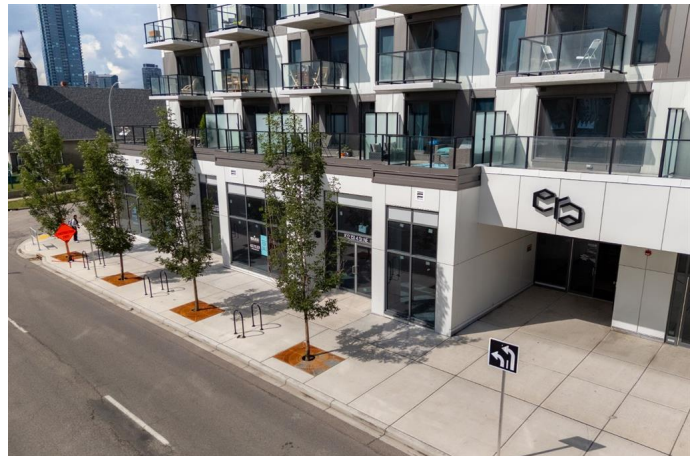
This sleek, upper-level 2 bedroom, 2 bathroom condo offers stunning west-facing views of Calgary's skyline through floor-to-ceiling windows, filling the thoughtfully designed space with light. Enjoy luxury vinyl plank flooring, central A/C, in-suite laundry, and a modern kitchen with stainless steel appliances and quartz countertops, plus the convenience of a titled underground parking stall and a titled storage locker for your gear. The Era building features premium amenities, including a cutting-edge security and resident engagement system with facial recognition access, package lockers, and virtual concierge services, along with a rooftop patio complete with firepits, BBQs, indoor workspace, and breathtaking panoramic views for relaxing or entertaining. An investor's dream, Era allows short-term rentals/Airbnb, offering a rare opportunity to tap into Calgary's vibrant rental market while enjoying the best of urban living. Developed by Minto Communities, Era is a sustainably designed, LEED Gold-certified building in the heart of Bridgeland/Crescent Heights, steps from trendy caf  s, shops, restaurants, parks, the river pathways, and the Bridgeland LRT with quick downtown access.

Built in 2023

## Essential Information

MLS® #

A2232460



|                |                   |
|----------------|-------------------|
| Price          | \$439,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 722               |
| Acres          | 0.00              |
| Year Built     | 2023              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 1013, 123 4 Street Ne |
| Subdivision | Crescent Heights      |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2E 8K3               |

### Amenities

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

### Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, Quartz Counters                                               |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Fan Coil                                                                                      |
| Cooling           | Central Air                                                                                   |
| # of Stories      | 14                                                                                            |

### Exterior

|                   |                   |
|-------------------|-------------------|
| Exterior Features | Balcony, Lighting |
| Roof              | Flat              |
| Construction      | Brick, Concrete   |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 17th, 2025 |
| Days on Market | 36              |
| Zoning         | DC              |

**Listing Details**

|                |                                       |
|----------------|---------------------------------------|
| Listing Office | Sotheby's International Realty Canada |
|----------------|---------------------------------------|

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