

204, 455 1 Avenue NE  
Calgary, Alberta

MLS # A2241334



## \$350,000

<b>Division:</b>	Crescent Heights		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	633 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 636
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Smart Home, Storage		

**Inclusions:** N/A

Discover modern inner-city living at its best in this Airbnb-friendly 2 bed, 2 bath condo in the newly built Era 2, perfectly located between Bridgeland and Crescent Heights. Enjoy the rare benefit of a private street-level entrance and a huge wrap-around patio, ideal for pet owners or anyone seeking direct outdoor access. Inside, the open-concept layout is bright and quiet, with only one shared wall, featuring a sleek kitchen with quartz counters, stainless steel appliances, and in unit laundry. Comfort is top-tier with in-floor heating, A/C, and modern finishes throughout. This unit includes a titled underground parking stall and storage locker, and access to Era 1's rooftop patio with BBQs, firepits, and skyline views. Built in 2023 by Minto, the building features smart tech like facial recognition entry, secure package lockers, and a virtual concierge. Steps to the Bow River pathway, LRT, parks, cafes, and downtown—this is a perfect opportunity for investors or first-time buyers alike.