

# \$260,000 - 814, 123 4 Street Ne, Calgary

MLS® #A2246057

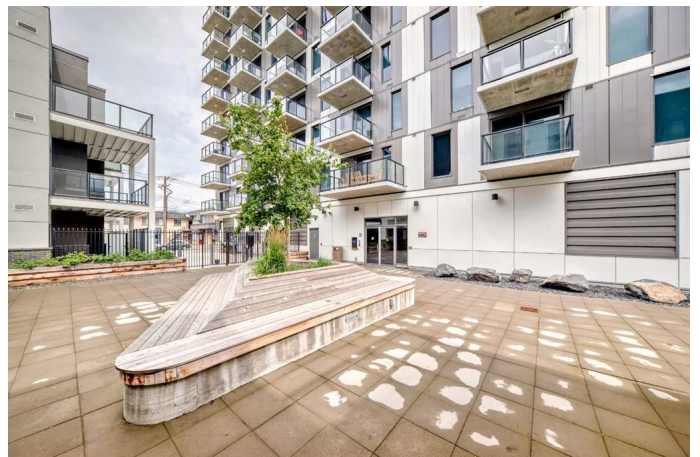
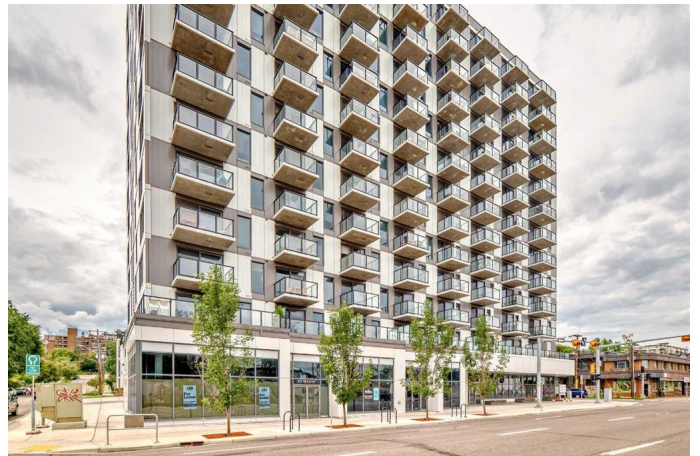
**\$260,000**

1 Bedroom, 1.00 Bathroom, 425 sqft

Residential on 0.00 Acres

Crescent Heights, Calgary, Alberta

GREAT VIEW! Discover comfortable, modern living at Era by Minto Communities in this well-designed 1-bedroom, 1-bathroom east-facing unit, perfectly located at the intersection of Bridgeland and Crescent Heights. This is one of Calgary's most walkable neighborhoods, with a Walk Score of 98, placing you steps from Bridgeland Market, Shiki Menya, Luke's, local shops, cafes, parks, playgrounds, and the Bow River pathway system. The nearby Bridgeland/Memorial LRT station offers easy access to downtown, the East Village, and beyond. Inside, the open-concept layout is filled with natural light and connects the bright kitchen and living area to a private balcony with unobstructed views—a great spot to start your day or unwind in the evening. The unit features a large eat-in island, quartz countertops, stainless steel appliances, full-height cabinetry, durable vinyl plank flooring, air conditioning, and in-suite laundry. Built to LEED Gold standards, Era is designed with energy efficiency and sustainability in mind, and includes smart security and resident features such as video calling, facial recognition access, secure package lockers, community messaging, and virtual concierge services. The rooftop patio offers firepits, barbecues, and panoramic views of downtown Calgary, while an indoor lounge and workspace provide year-round options for relaxing or getting things done. This is a quality home in a solid, well-managed



building”book your showing today and see for yourself what makes it stand out.

Built in 2023

Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2246057          |
| Price          | \$260,000         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 425               |
| Acres          | 0.00              |
| Year Built     | 2023              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

Community Information

|             |                      |
|-------------|----------------------|
| Address     | 814, 123 4 Street Ne |
| Subdivision | Crescent Heights     |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2E 8K3              |

Amenities

|                |                     |
|----------------|---------------------|
| Amenities      | Roof Deck           |
| Parking Spaces | 1                   |
| Parking        | Titled, Underground |

Interior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Kitchen Island                                      |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer |
| Heating           | Fan Coil                                                           |
| Cooling           | Central Air                                                        |
| # of Stories      | 13                                                                 |

**Exterior**

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Balcony                |
| Construction      | Concrete, Metal Siding |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 5th, 2025 |
| Days on Market | 42               |
| Zoning         | DC               |

**Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | Elevate Property Management |
|----------------|-----------------------------|

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