# \$385,000 - 204, 455 1 Avenue Ne, Calgary

MLS® #A2210506

## \$385,000

2 Bedroom, 2.00 Bathroom, 633 sqft Residential on 0.00 Acres

Crescent Heights, Calgary, Alberta

Welcome to your ideal urban hideaway on the edge of Bridgeland and Crescent Heights! This well-designed 2 bed, 2 bath unit in the highly sought-after Era complex offers a perfect mix of modern style, smart technology, and exceptional convenienceâ€"ideal for both investors and first-time buyers. Located on the second floor of the low-rise Era 2 building, this unit features private street-level access, offering a rare blend of elevated privacy and main-floor convenienceâ€"perfect for pet owners or those who prefer to skip the elevator. Enjoy the expansive wrap-around patio, creating a bonus outdoor living space for lounging or entertaining. Inside, the open-concept layout is flooded with natural light, with only one shared wallâ€"providing extra peace and quiet. The kitchen boasts stainless steel appliances, quartz countertops, an efficient island, and flows seamlessly into the living and dining areas. Modern vinyl plank flooring, in-suite laundry, and air conditioning add to the everyday comfort. The spacious primary bedroom includes a 4-piece ensuite, while the second bedroom is serviced by a full bathroom conveniently located just outside the room. Built by Minto Communities with a focus on sustainability (targeting LEED certification), the building offers smart features such as facial recognition entry, one-way video calling, package locker integration, community messaging, and virtual concierge services. Residents of Era also enjoy access to a rooftop patio in Era 1, complete with BBQs,







firepits, workspaces, and sweeping views of the downtown skyline. The unit comes with one titled underground parking stall and one titled storage locker. Steps from the Bow River pathway, parks, restaurants, cafes, playgrounds, and the Bridgeland LRT station, this location offers vibrant city living with a relaxed community vibe.

#### Built in 2023

### **Essential Information**

MLS® # A2210506 Price \$385,000

Bedrooms 2
Bathrooms 2.00
Full Baths 2
Square Footage 633
Acres 0.00
Year Built 2023

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

# **Community Information**

Address 204, 455 1 Avenue Ne

Subdivision Crescent Heights

City Calgary
County Calgary
Province Alberta
Postal Code T2E 0B3

# **Amenities**

Amenities Elevator(s), Parking, Storage

Parking Spaces 1

Parking Titled, Underground

# of Garages 1

### Interior

Interior Features Built-in Features, Elevator, No Smoking Home, Pantry, Quartz Counters,

Walk-In Closet(s)

Appliances Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator,

Washer/Dryer, Window Coverings

Heating Fan Coil
Cooling Central Air

# of Stories 4

Basement None

#### **Exterior**

Exterior Features Balcony, Other

Construction Concrete, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed April 17th, 2025

Days on Market 82 Zoning DC

## **Listing Details**

Listing Office Homecare Realty Ltd.

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