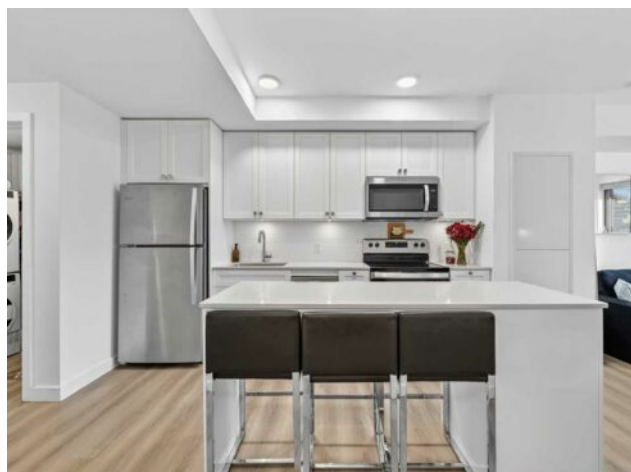


711, 123 4 Street NE
Calgary, Alberta

MLS # A2280202



\$300,000

Division:	Crescent Heights		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	456 sq.ft.	Age:	2023 (3 yrs old)
Beds:	1	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 305
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Kitchen Island		

Inclusions: NA

Welcome to ERA by Minto, a modern and AirBnB-friendly building ideally situated between Bridgeland and Crescent Heights. Flooded with natural light, the open-concept design effortlessly unites the sleek kitchen, dining, and living areas and flows onto your private balcony—perfect for morning coffee or evening unwinding. The gourmet kitchen shines with quartz countertops, stainless-steel appliances, a generous island, and designer cabinetry—ready for both daily living and entertaining. Durable vinyl plank flooring, in-suite laundry, and air conditioning ensure year-round comfort, while a titled underground parking stall and dedicated storage locker offer added convenience. Era’s LEED-inspired construction and cutting-edge smart technology elevate your lifestyle with facial-recognition access, one-way video calling, integrated package lockers, community messaging, and a virtual concierge system. Step up to the rooftop patio to enjoy panoramic skyline views, cozy fire pits, BBQ stations, and indoor workspaces—ideal for gatherings or remote work. View of the Bow River, Bridgeland LRT station, river pathways, parks, upbeat restaurants, boutique shops, Calgary Tower and downtown Calgary, this exceptional residence embodies the best of inner-city living. This is your chance to call Era home—schedule your private tour today!