\$350,000 - 204, 455 1 Avenue Ne, Calgary

MLS® #A2241334

\$350,000

2 Bedroom, 1.00 Bathroom, 633 sqft Residential on 0.00 Acres

Crescent Heights, Calgary, Alberta

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 downtownâ€"this is a perfect opportunity for investors or first-time buyers alike.



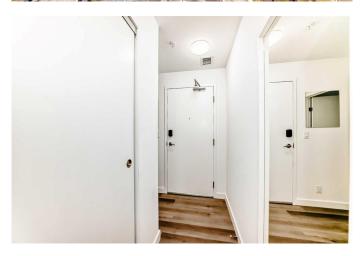
Essential Information

MLS® # A2241334 Price \$350,000

Bedrooms 2
Bathrooms 1.00







Full Baths 1

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), Recreation Room

Parking Spaces 1

Parking Underground

Interior

Interior Features Built-in Features, Kitchen Island, No Smoking Home, Open Floorplan,

Quartz Counters, Storage, Smart Home

Appliances Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s),

Washer

Heating Fan Coil

Cooling Central Air, ENERGY STAR Qualified Equipment

of Stories 4

Exterior

Exterior Features Balcony, Playground

Construction Concrete

Additional Information

Date Listed July 18th, 2025

Days on Market 8
Zoning DC

Listing Details

Listing Office Homecare Realty Ltd.

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