

**311, 123 4 Street**  
**Calgary, Alberta**

**MLS # A2323067**



**\$289,000**

<b>Division:</b>	Crescent Heights		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	450 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	1	<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>	\$ 333
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Metal Siding	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** none

Welcome to Era by Minto Communities, where modern design meets exceptional lifestyle in one of Calgary's most vibrant inner city locations. This beautifully designed 1 bedroom, 1 bathroom residence offers the rare opportunity for Airbnb and short term rentals, making it an incredible option for both homeowners and investors seeking flexibility and strong income potential. Bathed in soft natural light, the thoughtfully designed open concept layout creates an effortless flow between the kitchen, dining, and living areas. Large windows invite the city skyline inside, while the private balcony provides the perfect place to enjoy your morning coffee, fresh air, and peaceful views above the energy of the city. The contemporary kitchen is both stylish and functional, featuring quartz countertops, stainless steel appliances, sleek modern cabinetry, and a spacious island ideal for entertaining or everyday living. The interior is finished with durable vinyl plank flooring, in suite laundry, and air conditioning, offering comfort and convenience year round. Additional highlights include titled underground parking and a titled storage locker, ensuring secure and practical everyday living in the heart of downtown. Era raises the bar with LEED inspired construction and advanced smart building technology, including facial recognition access, one way video calling, secure package lockers, community messaging, and a virtual concierge system designed for modern urban living. Residents also enjoy access to the spectacular rooftop patio, complete with panoramic skyline views, fire pits, BBQ areas, and indoor workspaces, creating the perfect environment to relax, entertain, or work remotely. Perfectly located between Bridgeland and Crescent Heights, you are just steps from the Bow River pathways, Bridgeland LRT station, renowned restaurants, boutique shopping, cafes, and downtown

Calgary's core. Whether you are looking for a stylish city home, a lock and leave lifestyle, or a high performing short term rental investment, this exceptional residence delivers it all. Opportunities like this in an Airbnb permitted building are rare! Book your private showing today.