

# \$459,900 - 1313, 123 4 Street Ne, Calgary

MLS® #A2254032

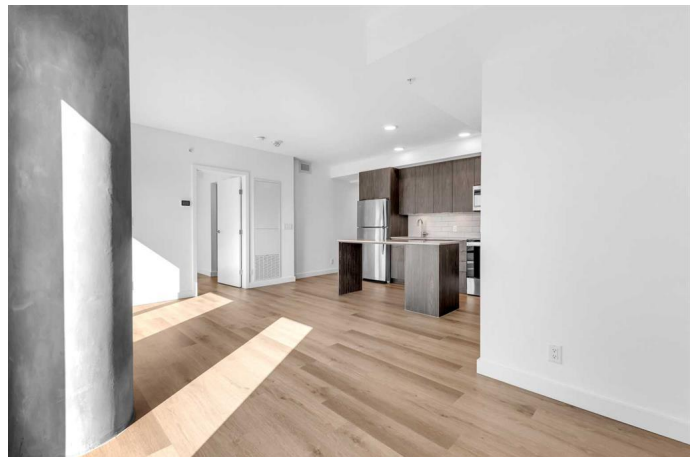
**\$459,900**

2 Bedroom, 2.00 Bathroom, 719 sqft

Residential on 0.00 Acres

Crescent Heights, Calgary, Alberta

Experience ELEVATED LIVING in this stunning 2 BED, 2 BATH AIRBNB FRIENDLY residence perched on the 13TH FLOOR of Era by Minto Communitiesâ€™ where youâ€™ll enjoy the peace of having NO NEIGHBOURS ABOVE. Bathed in WEST-FACING sunlight, the open-concept design seamlessly blends the modern kitchen, dining, and living areas, opening onto a LARGE PRIVATE BALCONY with STUNNING DOWNTOWN VIEWS. Whether itâ€™s MORNING COFFEE, breathtaking SUNSETS, or NIGHTTIME RELAXING, this outdoor space is perfect for every moment of the day. The GOURMET KITCHEN features QUARTZ COUNTERTOPS, STAINLESS-STEEL APPLIANCES, a generous ISLAND, and designer cabinetryâ€™ideal for both entertaining and daily life. Thoughtful finishes like DURABLE VINYL PLANK FLOORING, IN-SUITE LAUNDRY, and AIR CONDITIONING provide year-round comfort, while a TITLED UNDERGROUND PARKING STALL and STORAGE LOCKER add ultimate convenience. Eraâ€™s LEED-inspired construction and SMART TECHNOLOGY set a new standard, with FACIAL RECOGNITION ACCESS, one-way video calling, secure package lockers, community messaging, and a VIRTUAL CONCIERGE. Step outside your unit and up to the ROOFTOP PATIO to take in PANORAMIC SKYLINE VIEWS, cozy FIRE PITs, BBQ stations, and indoor workspacesâ€™perfect for gatherings or remote



work. Located between BRIDGELAND and CRESCENT HEIGHTS, youâ€™re steps to the BOW RIVER PATHWAYS, Bridgeland LRT, vibrant restaurants, boutique shops, and downtown Calgary. This is your chance to own the HIGHEST-FLOOR UNIT with unmatched views and an unbeatable lifestyle. Book your PRIVATE TOUR today!

Built in 2023

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2254032          |
| Price          | \$459,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 719               |
| Acres          | 0.00              |
| Year Built     | 2023              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 1313, 123 4 Street Ne |
| Subdivision | Crescent Heights      |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2E 3S2               |

**Amenities**

|                |                                                                        |
|----------------|------------------------------------------------------------------------|
| Amenities      | Elevator(s), Picnic Area, Storage, Visitor Parking, Dog Run, Roof Deck |
| Parking Spaces | 1                                                                      |
| Parking        | Parkade, Underground                                                   |

**Interior**

|                   |                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer                                         |
| Heating           | Fan Coil                                                                                                           |
| Cooling           | Central Air                                                                                                        |
| # of Stories      | 13                                                                                                                 |

## Exterior

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

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 1st, 2025 |
| Days on Market | 62                  |
| Zoning         | DC                  |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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