311 123 4 Street NE

Calgary | Active | MLS® A2358952

$274,890









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**2023**	**450 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Real Broker

A closer look

Incredible opportunity to experience elevated inner-city living in one of Calgary’s most sought-after locations. This 1 bedroom unit in the well run complex Era, features a functional layout with vinyl plank flooring and chic finishing throughout. Flooded with natural light, the thoughtfully designed open concept layout is complete with a contemporary kitchen with quartz countertops, stainless steel appliances, sleek modern cabinetry, and a spacious island opening to the living room with patio door access to the private balcony where you can enjoy city views. A spacious bedroom, 4 piece bathroom and convenient in suite laundry complete this unit. Additional highlights include central AC, titled underground parking, a titled storage locker as well as Era being an Airbnb permitted building allowing for short term rentals, making it an incredible option for both homeowners and investors seeking flexibility and strong income potential. 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. Situated 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. Don't miss out and book your showing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2358952
Bedrooms	1
Bathrooms	1
Year Built	2023
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit

Total Living Area:	450 sq. ft.
Condo Fee:	$333.39
Condo Fee Includes:	Common Area Maintenance, Heat, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	Northwest
Unit Exposure:	Northwest
Floor Location:	Other
Entry Level:	3
Stories Total:	12
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	3
Year built:	2023 (Age: 3)
Bedrooms:	1 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	2311203
Heating:	Fan Coil
New Constr.:	No
Construction Material:	Concrete, Metal Siding
Structure Type:	High Rise (5+ stories)
Ensuite:	No
Flooring:	Vinyl Plank

Cooling:	Central Air
Fireplaces:	0
Garage:	No
Parking:	Off Street, Parkade, Titled, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Northeast
Condo Name:	Z-name Not Listed
Community:	Crescent Heights
Amenities:	Dog Run, Elevator(s), Picnic Area, Roof Deck, Secured Parking, Storage, Trash
Appliances:	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions, Yes
Main Floor	Kitchen · 13'10" × 9'11" ·
Main Floor	Living Room · 9'9" × 7'11" ·
Main Floor	Bedroom - Primary · 10'6" × 8'1" ·
Main Floor	Laundry · 6'2" × 4'5" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)
Exterior Features:	Balcony, Dog Run
Patio And Porch Features:	Balcony(s)

Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	DC
Listed Date:	Nov 17, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/311-123-4-street-ne-calgary-a2358952/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 06:05 PM (UTC)

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