

# \$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 downtown—this is a perfect opportunity for investors or first-time buyers alike.

Built in 2023

## 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, Smart Home, Storage
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	53
Zoning	DC

**Listing Details**

Listing Office                      Homecare Realty Ltd.

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.