

\$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	57
Zoning	DC

Listing Details

Listing Office Homecare Realty Ltd.

Data is supplied by Pillar 9â,,¢ MLSÂ® System. Pillar 9â,,¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.