

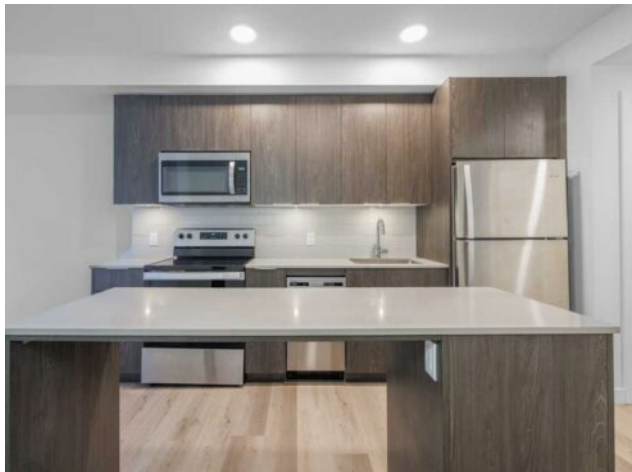


DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

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203, 123 4 Street NE
Calgary, Alberta

MLS # A2243162



\$334,900

Heating:	Fan Coil	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 393
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Siding	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	See Remarks		
Inclusions:	N/A		

| 2 BEDS | 1 BATH | AIRBNB FRIENDLY | TITLED UNDERGROUND PARKING | MINUTES TO DOWNTOWN | Welcome to ERA by Minto, a modern and AirBnB-friendly building located in the heart of Crescent Heights&mdashjust minutes from downtown Calgary and the Bridgeland CTrain station! This open-concept 2-bedroom, 1-bathroom condo offers a sleek kitchen featuring stainless steel appliances, a central island, and in-suite laundry for your convenience. The bright living area features sliding doors that open onto the large covered west-facing balcony. Enjoy the added convenience of a titled underground parking stall, keeping your vehicle secure year-round. The building also boasts an incredible rooftop patio with fire-pits, BBQs, dining and lounge areas&mdashall with breathtaking views of downtown Calgary. Whether you're a first-time buyer, investor, or looking for a short-term rental opportunity, this unit checks all the boxes. Call your favourite agent for a showing today!