

# \$344,777 - 111, 455 1 Avenue Ne, Calgary

MLS® #A2242743

**\$344,777**

2 Bedroom, 2.00 Bathroom, 634 sqft

Residential on 0.00 Acres

Crescent Heights, Calgary, Alberta

Welcome to this bright and modern ground-floor corner unit in Crescent Heights, previously used by the builder as a show suite and never occupied as a residence. Just steps from downtown, river pathways, and the Bridgeland LRT, this 2 bed, 2 bath condo offers stylish, like-new living. A private door opens onto a spacious wraparound patio with convenient sidewalk access – ideal for pet owners or guests. Inside, enjoy a bright kitchen with an island, quartz countertops, in-suite laundry, A/C, large windows, and two full bathrooms – including a primary bedroom with ensuite. Built in 2023 by Minto Communities, this LEED-targeted building features facial recognition entry and is Airbnb-friendly. A titled storage locker is included for added convenience. Residents of Era 2 enjoy access to the shared rooftop patio in Era 1, featuring skyline views, firepits, BBQs, and an indoor workspace. Surrounded by parks, shops, restaurants, and transit, this home offers exceptional inner-city living in one of Calgary’s most sought-after communities.



Built in 2023

## Essential Information

MLS® # A2242743

Price \$344,777

Bedrooms 2

|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 634               |
| Acres          | 0.00              |
| Year Built     | 2023              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 111, 455 1 Avenue Ne |
| Subdivision | Crescent Heights     |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2E0B3               |

### Amenities

|           |                                                          |
|-----------|----------------------------------------------------------|
| Amenities | Elevator(s), Secured Parking, Visitor Parking, Roof Deck |
| Parking   | On Street, None                                          |

### Interior

|                   |                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Stone Counters, Vinyl Windows |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Washer/Dryer Stacked, Window Coverings, Wall/Window Air Conditioner                |
| Heating           | Fan Coil                                                                                                                           |
| Cooling           | Wall Unit(s)                                                                                                                       |
| # of Stories      | 4                                                                                                                                  |

### Exterior

|                   |                             |
|-------------------|-----------------------------|
| Exterior Features | Private Entrance            |
| Construction      | Brick, Concrete, Wood Frame |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 23rd, 2025 |
| Days on Market | 7               |
| Zoning         | DC              |

Listing Details

Listing Office                    2% Realty

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