

# \$347,777 - 111, 455 1 Avenue Ne, Calgary

MLS® #A2218659

**\$347,777**

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® # A2218659

Price \$347,777

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), Roof Deck, Secured Parking, Visitor Parking
Parking	None, On Street

### 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, Wall/Window Air Conditioner, Washer/Dryer Stacked, Window Coverings
Heating	Fan Coil
Cooling	Wall Unit(s)
# of Stories	4

### Exterior

Exterior Features	Private Entrance
Construction	Brick, Concrete, Wood Frame

### Additional Information

Date Listed	May 7th, 2025
Days on Market	17
Zoning	DC

**Listing Details**

Listing Office                      2% Realty

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