



THE
A-TEAM

**RE/MAX
FIRST**

1320 1 Street #503, Calgary T2G 0G8

MLS® #: **A2118444**

Area: **Beltline**

Listing Date: **04/01/24**

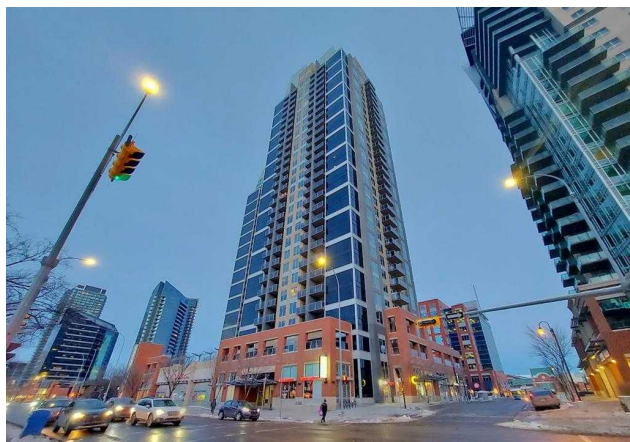
List Price: **\$405,000**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 19-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2014**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **800**
Low Sqft:
Ttl Sqft: **800**

DOM

49

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Heated Garage,Parkade,Titled,Underground

Utilities and Features

Roof:
Heating: **Baseboard,Hot Water,Natural Gas**
Sewer:
Ext Feat: **Balcony**

Construction:
Brick,Concrete,Stone

Flooring:
Carpet,Ceramic Tile

Water Source:

Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**

Int Feat: **High Ceilings,No Animal Home,No Smoking Home**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	12`2" x 11`10"	Kitchen	Main	13`2" x 11`9"
Dining Room	Main	9`8" x 6`4"	Foyer	Main	4`0" x 4`0"
Laundry	Main	3`6" x 3`2"	Balcony	Main	
Bedroom - Primary	Main	12`2" x 9`5"	Walk-In Closet	Main	9`3" x 6`4"
4pc Ensuite bath	Main	8`4" x 5`5"	Bedroom	Main	11`6" x 9`4"
3pc Bathroom	Main	6`4" x 4`7"			

Legal/Tax/Financial

Condo Fee:
\$553

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC (pre 1P2007)

Legal Desc: 1411522

Remarks

Pub Rmks:

Welcome to your dream condo at the beautiful Alura! This urban 2-bed and 2 en-suite unit offers over 800 sq.ft of modern and spacious living space that's perfect for working professionals. Upon entering, you'll be greeted by abundant natural light flowing through the living room's south-facing floor-to-ceiling windows (9' foot ceilings). The upgraded kitchen features beautiful white cabinets, quartz countertops and stainless steel appliances. Both bedrooms boast walk-through closets leading to their respective en-suites—one with a soaker tub and the other with a glass shower. A convenient cheater door off the kitchen leads to another bathroom. Additionally, enjoy a full-size in-suite washer and dryer. Your very own private balcony becomes a front-row seat to a year-round spectacle of festivities. Keep cool during the hot summer with CENTRAL AIR CONDITIONING. You will also have access to 2 fitness facilities, a beautiful courtyard, bike room, assigned storage locker, titled heated underground parking and visitors parking. A full-time concierge. Situated in a vibrant area with shops, restaurants, entertainment options and parks just moments away. Immerse yourself in Calgary's urban lifestyle with easy access to public transportation and major roadways. Don't miss out—call now to schedule a viewing!

Inclusions:
Property Listed By:

Kitchen Island
2% Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



