



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1320 1 Street #1108, Calgary T2G0G8**

MLS® #: **A2122480**

Area: **Beltline**

Listing Date: **04/12/24**

List Price: **\$424,900**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 18-May**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Apartment**

City/Town:

**Calgary**

Year Built:

**2014**

Lot Information

Lot Sz Ar:

Finished Floor Area

Abv Sqft:

**779**

Low Sqft:

Ttl Sqft:

**779**

Lot Shape:

DOM

**37**

Layout

Beds:

**2 (2 )**

Baths:

**2.0 (2 0)**

Style:

**High-Rise (5+)**

Parking

Ttl Park:

**1**

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Underground**

Utilities and Features

Roof: **Other**

Heating: **Baseboard, Forced Air, Hot Water, Natural Gas**

Sewer:

Ext Feat: **Balcony**

Construction:

**Brick, Concrete, Stone**

Flooring:

**Carpet, Ceramic Tile**

Water Source:

Fnd/Bsmt:

**Other**

Kitchen Appl:

**Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings**

Int Feat:

**No Animal Home, No Smoking Home**

Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>13`1" x 11`9"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`2" x 9`4"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>5`4" x 8`4"</b>
<b>3pc Bathroom</b>	<b>Main</b>	<b>8`2" x 4`11"</b>

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>12`1" x 11`11"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`6" x 9`4"</b>
<b>Walk-In Closet</b>	<b>Main</b>	<b>6`4" x 9`3"</b>

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$553

Fee Simple

DC (pre 1P2007)

Fee Freq:

Monthly

Legal Desc:

1411522

Remarks

Pub Rmks:

**Welcome to your urban oasis in the heart of Calgary's vibrant downtown core! This stunning 2-bedroom, 2-bathroom condo in the prestigious Alura building offers the perfect blend of luxury living and convenience. As you step inside, you're greeted by an abundance of natural light pouring in through the windows, framing breathtaking views of the city skyline. With an open concept layout, the living space seamlessly flows into the modern kitchen, boasting quartz countertops stainless steel appliances. Enjoy the convenience of in-suite laundry and step out onto your private balcony to soak in the sights and sounds of downtown Calgary. With a secured titled, underground parking stall, plus an assigned storage locker in a secured locker room, you'll enjoy an abundance of storage space. The Alura building itself is a haven of amenities, including a dedicated concierge, sleek elevators, and a fabulously equipped state-of-the-art gym with everything you need for your daily workout routine. On the same floor as the gym, you can step outside and discover a large outdoor common patio area, ideal for entertaining guests or simply enjoying the fresh air. With everything you need right at your doorstep, including stampede grounds, shops, restaurants, and entertainment options, this condo offers the ultimate urban lifestyle. Plus, all furnishings, small appliances, kitchen items, and decor may be for sale. Ask for More Details! Schedule a viewing today and experience downtown living at its finest!**

Inclusions:

see remarks

Property Listed By:

CIR Realty

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















