



THE
A-TEAM

**RE/MAX
FIRST**

1320 1 Street #201, Calgary T2G0G8

MLS® #: **A2123129**

Area: **Beltline**

Listing Date: **04/15/24**

List Price: **\$369,900**

Status: **Active**

County: **Calgary**

Change: **-\$15k, 13-May**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **609**

Low Sqft:

Ttl Sqft: **609**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

34

Layout

Beds: **1 (1)**

Baths: **1.0 (1 0)**

Style: **Apartment**

Parking

Ttl Park: **1**

Garage Sz:

Access:

Lot Feat:

Park Feat: **Oversized,Parkade,Stall,Titled,Underground**

Utilities and Features

Roof: **Central**

Heating: **Central**

Sewer: **Central**

Ext Feat: **Courtyard,Covered Courtyard,Garden,Private**

Yard,Uncovered Courtyard

Construction:

Brick,Concrete,Stone,Stucco

Flooring:

Carpet,Tile

Water Source:

Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**

Int Feat: **Breakfast Bar,No Animal Home,No Smoking Home,Quartz Counters**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	9`5" x 5`5"	Bedroom	Main	9`7" x 12`9"
Dining Room	Main	12`11" x 8`1"	Kitchen	Main	12`11" x 9`7"
Living Room	Main	12`11" x 15`2"			

Legal/Tax/Financial

Condo Fee:

\$436

Title:

Fee Simple

Fee Freq:

Zoning:

Direct Control (DC (pre 1

Legal Desc:	1411522	Monthly	Remarks
Pub Rmks:	<p>Welcome to Alura! This elegant suite is located in an age-restricted (18+) building offering all the benefits of an urban lifestyle in a relaxing environment. Inside you will find a bright and spacious living area that is easy to feel at home in, complemented by the upgraded kitchen, quartz counter tops, and stainless appliances. The sizeable unit is larger than most one bedroom suites and provides plenty of space in the kitchen and living area, as well as a separate work space that is perfect for keeping your work organized and functional. The primary bedroom easily fits a queen size bed and has great storage in the closet area. The bedroom also has en suite access to the bathroom for convenience. A rare podium-level unit, the suite walks out to a secure terrace located above ground level. Enjoy the outdoors while sitting on the huge private patio adjacent to a garden area. When you're ready for a workout, head over to the multi-room fitness centre on the opposite side of the 2nd floor. The unit also comes with an exceptionally large stall in the secure parkade, making it easy to park a vehicle with generous space on either side. There is also a secure storage area for all your gear. Location is everything, and this condo is situated in an ideal area next to the Stampede grounds. Just foot steps to essential stores (e.g. Sunterra, Shoppers Drug Mart) and transportation (Victoria Park/Stampede CTrain Station), you have the potential to enjoy the best of an urban lifestyle in Calgary. Within minutes you'll also have access to the best of 17th ave, the Core, and East Village.</p>		
Inclusions:	furniture & furnishings negotiable		
Property Listed By:	Real Broker		

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







