



THE
A-TEAM

**RE/MAX
FIRST**

1320 1 Street #1901, Calgary T2G 0G8

MLS® #: **A2132113**

Area: **Beltline**

Listing Date: **05/15/24**

List Price: **\$318,000**

Status: **Active**

County: **Calgary**

Change: **-\$6k, 07-Jun**

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: **535**
Low Sqft:
Ttl Sqft: **535**

DOM

41
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Underground

Utilities and Features

Roof:
Heating: **Fan Coil**
Sewer:
Ext Feat: **None**

Construction: **Concrete, Stone**
Flooring: **Ceramic Tile, Vinyl Plank**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Washer, Window Coverings**
Int Feat: **High Ceilings, Kitchen Island, No Animal Home, No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	8' 5" x 10' 0"	Living Room	Main	9' 1" x 12' 6"
Kitchen	Main	8' 6" x 13' 7"	Laundry	Main	2' 10" x 3' 4"
Balcony	Main	7' 6" x 8' 1"	Dining Room	Main	9' 1" x 6' 9"
4pc Ensuite bath	Main	8' 0" x 5' 5"	Pantry	Main	2' 0" x 2' 0"

Legal/Tax/Financial

Condo Fee: \$407	Title: Fee Simple	Zoning: DC (pre 1P2007)
	Fee Freq: Monthly	

Legal Desc: **1411522**

Remarks

Pub Rmks: *****Welcome to Urban Living at Alura! *** Step into this remarkable 1-bedroom, 1-bathroom apartment, situated on the 19th floor of the prestigious Alura building. Natural light floods through the FLOOR-TO-CEILING windows **, creating a vibrant and inviting atmosphere. The OPEN FLOOR PLAN seamlessly connects the balcony, living area, dining space, and kitchen, featuring elegant quartz countertops and modern stainless steel appliances. Enjoy added conveniences like in-suite laundry, AIR CONDITIONING**, and a dedicated storage locker. >>> Alura offers an array of amenities to enhance your lifestyle, including a full-time concierge, fitness center, and community garden. Your convenience is further complemented by 1 TITLED SECURED UNDERGROUND parking stall. >>> Experience BREATHTAKING VIEWS of downtown East Village and Stampede Park from the living room, balcony, and bedroom. Witness the STAMPEDE FIREWORKS from the comfort of your own home. >>> Ideally located just MINUTES from the Victoria/Stampede C-train station, Stampede Park, and the BMO Convention Center, this residence provides UNPARALLELED CONVENIENCE AND ACCESSIBILITY. Indulge in the ultimate convenience with H Mart on the 1st floor, and enjoy nearby amenities such as Shoppers Drug Mart, Sunterra Market, Studio Bell, Olympic Plaza, MNP Community & Sports Centre, restaurants, and the vibrant entertainment district on 17 Ave/Uptown. Additionally, the Real Canadian Superstore, Central Library, and scenic River Pathway System are all WITHIN 5-MINUTE DRIVE. Don't miss out on this opportunity to embrace the metropolitan lifestyle at Alura. **SCHEDULE A VIEWING TODAY** and make this your new home! Plus, enjoy the NEWLY REPLACED bedroom floor and recent unit touch-ups for added comfort and style.**

Inclusions: **None**
Property Listed By: **WExcel**

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



