



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1320 1 Street #509, Calgary T2G 0G8**

MLS® #: **A2137380**

Area: **Beltline**

Listing Date: **06/19/24**

List Price: **\$439,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential  
Apartment  
Calgary  
2014**

Lot Information

Lot Sz Ar:  
Lot Shape:

Access:  
Lot Feat:  
Park Feat:

Finished Floor Area  
Abv Sqft: **831**  
Low Sqft:  
Ttl Sqft: **831**

**Underground**

DOM

**11**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**  
Garage Sz:

Utilities and Features

Roof:  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Balcony**

Construction: **Brick,Concrete,Stone**  
Flooring: **Carpet,Ceramic Tile**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Built-In Oven,Dishwasher,Gas Cooktop,Refrigerator,Washer/Dryer**  
Int Feat: **Kitchen Island**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>11`1" x 9`1"</b>	<b>Dining Room</b>	<b>Main</b>	<b>9`0" x 8`5"</b>
<b>Living Room</b>	<b>Main</b>	<b>11`6" x 10`4"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`11" x 10`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>12`11" x 10`1"</b>	<b>3pc Bathroom</b>	<b>Main</b>	<b>7`8" x 5`6"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>7`9" x 5`5"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$582**

Title:  
**Fee Simple**

Zoning:  
**DC (pre 1P2007)**

Fee Freq:  
**Monthly**

Legal Desc: **1411522**

Remarks

Pub Rmks: **Embrace urban living at its finest with this inviting 2-bedroom, 2-bathroom condo located in the heart of downtown Calgary. Perfect for first-time homebuyers or investors seeking a prime city center location. As you step into the spacious foyer, you're greeted by an open-concept layout adorned with sleek flooring and floor-to-ceiling windows, bathing the space in natural light. The living area is an entertainer's dream, boasting a chic ambiance with ample room for both relaxation and gatherings. The kitchen is efficiently designed with modern appliances, ample cabinet space. Whether you're preparing a quick breakfast or a gourmet dinner, this kitchen is well-equipped to meet your culinary needs. The master bedroom is a private sanctuary, complete with a walk-in closet and a luxurious ensuite bathroom featuring a soaking tub and separate shower. The second bedroom offers flexibility as a guest room, home office, or personal gym, ensuring comfort and functionality tailored to your lifestyle. Outside, a private balcony provides a serene retreat with views of the Calgary tower bustling downtown scene—a perfect spot for enjoying morning coffee or evening sunsets. This condo also includes practical amenities such as in-unit laundry facilities and designated parking. Residents can enjoy the convenience of living just steps away from local cafes, shops, and cultural attractions, ensuring a vibrant urban lifestyle. Whether you're looking to invest in a starter home or downsize to a more manageable space without sacrificing city living, this condo offers the perfect blend of comfort, convenience, and affordability. Schedule your showing today and seize the opportunity to own a slice of downtown living in Calgary.**

Inclusions: **none**  
Property Listed By: **The Real Estate District**

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





