



THE
A-TEAM

**RE/MAX
FIRST**

1320 1 Street #402, Calgary T2G0G8

MLS® #: **A2152604**

Area: **Beltline**

Listing Date: **07/25/24**

List Price: **\$409,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **792**

Low Sqft:

Ttl Sqft: **792**

Lot Information

Lot Sz Ar:

Lot Shape:

Access:

Lot Feat:

Park Feat:

Parkade, Titled

DOM

53

Layout

Beds: **2 (2)**

Baths: **2.0 (2 0)**

Style: **High-Rise (5+)**

Parking

Ttl Park: **1**

Garage Sz:

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:

Stone Counters

Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	11`1" x 9`0"
Living Room	Main	11`11" x 10`4"
Laundry	Main	3`3" x 3`0"
Bedroom	Main	10`0" x 9`10"
4pc Ensuite bath	Main	7`9" x 5`5"

Room	Level	Dimensions
Dining Room	Main	9`2" x 7`0"
Foyer	Main	8`9" x 3`10"
Bedroom - Primary	Main	10`11" x 10`1"
3pc Bathroom	Main	7`8" x 5`5"

Legal/Tax/Financial

Condo Fee:
\$582

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC (pre 1P2007)

Legal Desc: **1411522**

Remarks

Pub Rmks: **Welcome to this well maintained, bright corner unit 2-bedroom, 2-bathroom condo in the centrally located Alura building offers an amazing downtown lifestyle opportunity. Upon entering, you're greeted with a welcoming, spacious entrance and ample storage for shoes and coats. The main living area features impressive southwest-facing floor-to-ceiling windows that fill the space with natural light and offer stunning sunset views, amazing for entertaining guests. The open concept layout connects the living space to the modern kitchen, featuring beautiful cabinets, quartz countertops, and stainless steel appliances. Two spacious bedrooms, with the primary bedroom having a large walk-in closet and 4 piece ensuite. Enjoy the convenience of in-suite laundry and step out onto your private balcony to soak in the sights and sounds of downtown Calgary. Keep cool during the hot summer with central air conditioning. The condo includes a secured titled underground parking stall and an assigned storage locker in a secured room, providing ample storage space. The Alura building is highly reputed for its exceptional amenities. There is a dedicated concierge service and two super functional fitness centers. One will find a spacious outdoor common patio area adjacent the gym, ideal for hosting guests. The building also includes a beautiful courtyard, bike storage room and visitor parking. Enjoy the Calgary Stampede, being just steps away from the Stampede Grounds. Shops, including a grocery store within the building along with restaurants, entertainment options, and parks are all nearby, making this location superb downtown location. All furnishings and other items available for purchase. Schedule a viewing today.**

Inclusions: **See remarks**
Property Listed By: **RE/MAX First**

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