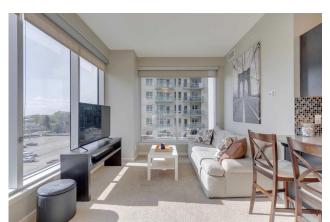


1320 1 Street #402, Calgary T2G0G8

A2152604 **Beltline** Listing 07/25/24 List Price: \$409,900 MLS®#: Area:

Status: Active County: Calgary Change: None Association: Fort McMurray

Date:



General Information

Prop Type: Sub Type: City/Town: Calgary Year Built:

Lot Information Lot Sz Ar:

Lot Shape:

Access: Lot Feat:

Park Feat:

Residential **Apartment**

2014

Parkade, Titled

Ttl Sqft: 792

792

Finished Floor Area

Abv Saft:

Low Sqft:

DOM

53 <u>Layout</u>

2 (2) Beds: 2.0 (2 0) Baths:

High-Rise (5+) Style:

<u>Parking</u>

Ttl Park: 1

Garage Sz:

Utilities and Features

Roof: Other Construction:

Heating: Baseboard, Forced Air, Hot Water, Natural Gas Brick, Concrete, Stone Sewer:

Ext Feat: **Balcony Carpet, Ceramic Tile** Water Source:

Fnd/Bsmt: Other

Flooring:

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

Int Feat: **Stone Counters**

Utilities:

Room Information

Room Level **Dimensions** Room Level **Dimensions** Kitchen Main 11`1" x 9`0" **Dining Room** Main 9`2" x 7`0" Main 11`11" x 10`4" 8'9" x 3'10" **Living Room** Foyer Main Laundry Main 3`3" x 3`0" **Bedroom - Primary** Main 10`11" x 10`1" 10'0" x 9'10" 7`8" x 5`5" Bedroom Main 3pc Bathroom Main 4pc Ensuite bath Main 7`9" x 5`5"

Legal/Tax/Financial

Condo Fee: Title: Zoning: \$582 Fee Simple Pee Freq: DC (pre 1P2007)

Monthly

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