

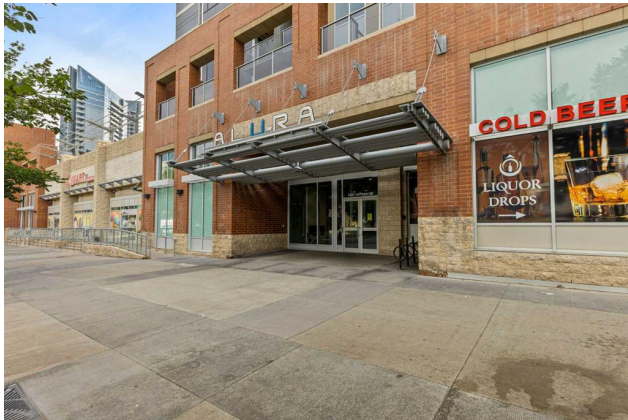


THE
A-TEAM

**RE/MAX
FIRST**

1320 1 Street #906, Calgary T2G 0G8

MLS® #: **A2154914** Area: **Beltline** Listing Date: **08/02/24** List Price: **\$319,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area
 Abv Sqft: **520**
 Low Sqft:
 Ttl Sqft: **520**

Assigned, Parkade

DOM

47

Layout

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

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

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

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

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

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	19`6" x 9`1"	Bedroom	Main	11`0" x 8`5"
4pc Bathroom	Main	8`7" x 5`10"			

Legal/Tax/Financial

Condo Fee: **\$378** Title: **Fee Simple** Zoning: **dc**
 Fee Freq: **Monthly**

Legal Desc:

1411522

Remarks

Pub Rmks:

Welcome to the epitome of urban living at the highly coveted ALURA building. Nested in the heart of Calgary, this one-bedroom condo offers unparalleled views to the west of the iconic Rocky Mountains, Calgary Tower, and the downtown skyline. Watch Stampede fireworks this summer from your cozy COVERED & PRIVATE outdoor balcony. This chic and cozy condo is PET-FRIENDLY, has LOW CONDO FEES, and is well-managed. It has everything you could want incl. A/C, QUARTZ kitchen counters with EAT UP bar, stainless steel appliances - fridge w/ ice maker & water, beautiful stone backsplash, and TILE flooring. The bedroom has ample room for you with a closet and you will enjoy the BEAUTIFUL VIEWS from your bedroom. There is a cute dining area and living room with bright, floor-to-ceiling windows, and 9" ceilings. A beautiful 4 piece bathroom with tile floor. Convenient IN-SUITE laundry, TITLED, heated & underground parking stall, extra STORAGE locker for all your things, a full-time concierge service, and a 24/7 FITNESS ROOM. Full access to the 2nd-floor outdoor courtyard, with stunning night views of the Calgary Tower. This location CAN'T be beaten...you are STEPS to Stampede grounds, transit and so many amazing walking paths, shopping, and restaurants nearby.

Inclusions:

N/A

Property Listed By:

Century 21 Bravo Realty

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