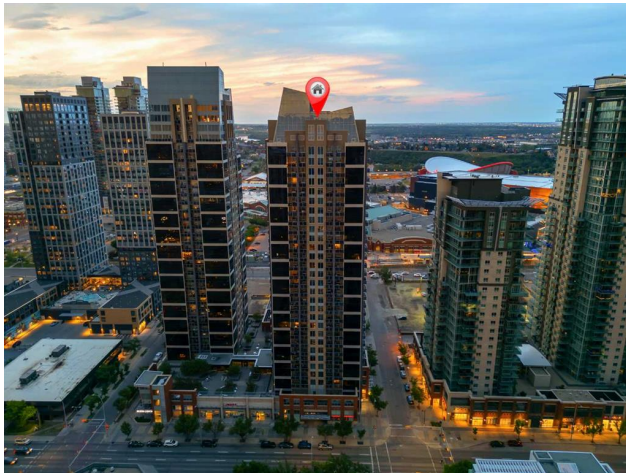


1320 1 Street #503, Calgary T2G0G8

MLS®#: **A2155186** Area: **Beltline** Listing Date: **08/08/24** List Price: **\$405,000**
 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:

Finished Floor Area
 Abv Sqft: **806**
 Low Sqft:
 Ttl Sqft: **806**

DOM

41
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Parkade**

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Microwave Hood Fan,Refrigerator,Washer/Dryer**
 Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	11`8" x 12`2"	Bedroom - Primary	Main	9`5" x 12`4"
Walk-In Closet	Main	9`5" x 6`5"	4pc Ensuite bath	Main	
Kitchen	Main	11`8" x 13`0"	3pc Bathroom	Main	
Walk-In Closet	Main	6`6" x 4`8"	Bedroom	Main	9`6" x 11`9"

Legal/Tax/Financial

Condo Fee:
\$553

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC (pre 1P2007)

Legal Desc: **1411522**

Remarks

Pub Rmks: **Welcome to your dream condo at the beautiful Alura! This urban 2-bed and 2 en-suite unit offers over 800 sq.ft of modern and spacious living space that's perfect for working professionals. Upon entering, you'll be greeted by abundant natural light flowing through the living room's south-facing floor-to-ceiling windows (9' ft ceilings). The upgraded kitchen features beautiful white cabinets, quartz countertops and stainless steel appliances, showcasing the latest in modern design. Both bedrooms boast walk-through closets leading to their respective en-suites—one with a soaker tub and the other with a glass shower. A convenient cheater door off the kitchen leads to another bathroom. Additionally, enjoy a full-size in-suite washer and dryer. Your very own private balcony becomes a front-row seat to a year-round spectacle of festivities. Keep cool during the hot summer with CENTRAL AIR CONDITIONING. You will also have access to 2 fitness facilities, a beautiful courtyard, bike room, assigned storage locker, titled heated underground parking and visitors parking. A full-time concierge. Adult-Only (18+) Building. Situated in a vibrant area with shops, restaurants, entertainment options and parks just moments away from all the amenities you need including various coffee shops and rec centres. Immerse yourself in Calgary's urban lifestyle with easy access to public transportation and major roadways. Don't miss out—call now to schedule a viewing!**

Inclusions: **Kitchen Island**
Property Listed By: **RE/MAX Real Estate (Mountain View)**

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