

1320 1 Street #2702, Calgary T2G 0G8

MLS® #: **A2157742** Area: **Beltline** Listing Date: **08/16/24** List Price: **\$439,900**
 Status: **Active** County: **Calgary** Change: **-\$10k, 17-Sep** 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: **Parkade, Underground**

Finished Floor Area

Abv Sqft: **795**
 Low Sqft:
 Ttl Sqft: **795**

DOM

109
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Rubber**
 Heating: **Forced Air, Natural Gas**
 Sewer:
 Ext Feat: **Balcony, Courtyard**

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

Kitchen Appl: **Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer**
 Int Feat: **Breakfast Bar, High Ceilings, Open Floorplan, Storage, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	9`1" x 7`11"	Living Room	Main	10`6" x 9`4"
Bedroom - Primary	Main	12`3" x 10`0"	Bedroom	Main	10`11" x 10`3"
Laundry	Main	3`6" x 2`11"	Foyer	Main	8`9" x 3`11"
3pc Bathroom	Main		4pc Ensuite bath	Main	
Dining Room	Main	9`2" x 8`5"			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$554

Fee Simple

DC (pre 1P2007)

Fee Freq:

Monthly

Legal Desc: 1411522

Remarks

Pub Rmks: **Welcome to the prestigious Alura! This expansive 800 sq. ft. corner unit on the 27th floor boasts soaring 9-foot ceilings and breathtaking eastward views, perfect for witnessing Alberta's stunning sunrises. Crafted with modern living in mind, the open-concept layout seamlessly connects a spacious kitchen and living area, making it the perfect setting for both relaxation and entertainment. Both bedrooms are generously proportioned, with the primary suite offering a walk-through closet leading to a stylish four-piece ensuite. Floor-to-ceiling windows flood the home with natural light, framing panoramic views of the Calgary Stampede. This unit includes a titled underground parking stall, a dedicated storage locker, and access to visitor parking. Residents benefit from premium amenities, including an on-site fitness center, resident lounge, full-time concierge service, and round-the-clock security. Ideally located within walking distance of downtown, 17th Avenue, Stampede Park, Starbucks, Shoppers Drug Mart, Sunterra Market, and the Victoria Park C-Train station, it also offers quick access to scenic river pathways for cycling and walking. Experience the best of 18+ living. Schedule your private viewing today and discover this remarkable home!**

Inclusions: n/a
Property Listed By: RE/MAX First

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







