



THE A-TEAM

RE/MAX FIRST

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
33
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

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Kitchen, Bedroom - Primary, Laundry, 3pc Bathroom, Dining Room, Living Room, Bedroom, Foyer, and 4pc Ensuite bath.

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$499

Fee Simple
Fee Freq:
Monthly

DC (pre 1P2007)

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













