

1320 1 Street #2305, Calgary T2G 0G8

MLS®#: **A2171036** Area: **Beltline** Listing Date: **10/31/24** List Price: **\$319,998**
 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: **Parkade, Underground**

Finished Floor Area

Abv Sqft: **535**
 Low Sqft:
 Ttl Sqft: **535**

DOM

51
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: **Courtyard, Garden**

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

Kitchen Appl: **Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings**
 Int Feat: **No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	13`3" x 8`3"	Living Room	Main	19`6" x 8`11"
Kitchen	Main	13`9" x 8`11"	4pc Bathroom	Main	8`8" x 5`4"
Furnace/Utility Room	Main	4`6" x 5`2"	Storage	Main	6`11" x 4`0"

Legal/Tax/Financial

Condo Fee: **\$379** Title: **Fee Simple** Zoning: **DC**
 Fee Freq: **Monthly**

Legal Desc:

1411522

Remarks

Pub Rmks:

Stunning West view of Rocky Mountain! Situated at the heart of downtown Calgary, a great place to start urban living. This unit offers central air conditioning, upgrade kitchen, quartz counter top with dining area, stone backsplash, built-in Microwave/Hood fan, in suite laundry, 4 pieces bathroom, assigned locker, and a titled parking stall in an underground heated parkade. There is access to a fully equipped gym. It is within minutes to C-Tran station. It is walking distance to Stampede park and Calgary Flames area. Book your showing today before it is gone.

Inclusions:

N/A

Property Listed By:

YMK Real Estate & Management Inc.

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





