



THE
A-TEAM

**RE/MAX
FIRST**

1320 1 Street #2502, Calgary T2G0G8

MLS® #: **A2176628**

Area: **Beltline**

Listing Date: **11/03/24**

List Price: **\$429,900**

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:

Underground

Finished Floor Area

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

DOM

30

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: **Central**
Sewer:
Ext Feat: **Balcony,Storage**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Microwave Hood Fan,Refrigerator,Washer**
Int Feat: **No Animal Home,No Smoking Home,Open Floorplan,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"
Dining Room	Main	9`2" x 8`5"	Bedroom - Primary	Main	12`3" x 10`0"
Bedroom	Main	10`11" x 10`3"	Laundry	Main	3`6" x 2`11"
4pc Ensuite bath	Main	0`0" x 0`0"	3pc Bathroom	Main	0`0" x 0`0"

Legal/Tax/Financial

Condo Fee:
\$554

Title:
Fee Simple

Zoning:
DC

Legal Desc:

1411522

Fee Freq:
Monthly

Remarks

Pub Rmks: **Welcome to this stunning 25th-floor corner unit in Alura, a spacious 2-bedroom, 2-bathroom condo with incredible downtown and Stampede ground views. This open-layout home features 9-foot ceilings and floor-to-ceiling windows, filling the space with natural light. The modern kitchen offers stainless-steel appliances, ample counter space, and a large eating bar. The master bedroom includes a walk-in closet and a 4-piece ensuite, while the second bedroom is roomy enough for a bed and desk. Enjoy in-suite laundry, central A/C, balcony with an east panoramic view of the city, an oversized underground parking stall, and a private storage locker. Alura also offers fantastic amenities, including a large gym, rooftop terrace, 24-hour concierge/security, and three high-speed elevators. Located just steps from downtown, public transit, shopping, and dining—don't miss your chance to view this beautiful home! Experience the best of 18+ living.**

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









