



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1320 1 Street #2502, Calgary T2G0G8**

MLS® #: **A2176628**

Area: **Beltline**

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

List Price: **\$424,900**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 09-Dec**

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

**80**

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

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

















