

1320 1 Street #2502, Calgary T2G0G8

MLS® #: **A2176628** Area: **Beltline** Listing Date: **11/03/24** List Price: **\$419,900**
 Status: **Active** County: **Calgary** Change: **-\$5k, 04-Feb** 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

111
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









