



THE
A-TEAM

**RE/MAX
FIRST**

1320 1 Street #2206, Calgary T2G 0G8

MLS® #: **A2179675**

Area: **Beltline**

Listing Date: **11/18/24**

List Price: **\$309,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2014**

Finished Floor Area

Abv Sqft: **518**

Low Sqft:

Ttl Sqft: **518**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

33

Layout

Beds: **1 (1)**

Baths: **1.0 (1 0)**

Style: **High-Rise (5+)**

Parking

Ttl Park: **1**

Garage Sz:

Access:

Lot Feat:

Park Feat: **Parkade,Stall,Underground**

Utilities and Features

Roof:

Heating: **Forced Air**

Sewer:

Ext Feat: **Balcony,Storage**

Construction:

Brick,Concrete

Flooring:

Carpet,Tile

Water Source:

Fnd/Bsmt:

Kitchen Appl:

Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked

Int Feat:

No Animal Home,No Smoking Home,Open Floorplan,See Remarks

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	6'5" x 8'5"	Balcony	Main	8'0" x 8'7"
Bedroom	Main	8'4" x 11'0"	Dining Room	Main	9'1" x 9'8"
Foyer	Main	4'1" x 6'0"	Kitchen	Main	8'7" x 13'0"
Laundry	Main	4'3" x 5'3"	Living Room	Main	9'1" x 9'9"

Legal/Tax/Financial

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

Legal Desc: **1411522**

Remarks

Pub Rmks: **Welcome to your stunning 22nd floor 1-bedroom suite in the Alura building, a modern gem located in the heart of Victoria Park within Calgary's vibrant Beltline district. Your spacious, open-concept living area is bathed in natural light, thanks to large west windows offering breathtaking Downtown and Mountain views. You'll also enjoy the views from the comfort of your bedroom. The thoughtfully designed kitchen boasts ample cupboard & counter space, stainless steel appliances, and a convenient breakfast bar for casual dining or entertaining. Step outside onto your spacious west balcony, ideal for unwinding after a long day. A four-piece bathroom and in-suite laundry complete the unit for added convenience. Your air-conditioned suite also includes titled parking, a separate storage locker, and access to a bike room for secure storage. Additionally, you can utilize the on-site fitness facility and outdoor living space located on the second level. This adult-only (18+) building features a full-time concierge/security service for peace of mind. Living in this dynamic community means you're surrounded by an exciting urban lifestyle. Beltline is known for its stylish cafés, shops and top-rated restaurants. And for your convenience, major grocery stores like Co-op, Safeway, and the new Superstore are nearby, along with trendy options like Sunterra Market and Amaranth Whole Foods. This location offers easy access to downtown, the Stampede grounds, multiple bus routes, and cycling paths. This is urban living at its finest—don't miss the chance to call this place home!**

Inclusions: **N/A**
Property Listed By: **Real Broker**

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









