



THE
A-TEAM

**RE/MAX
FIRST**

1320 1 Street #806, Calgary T2G0G8

MLS® #: **A2180556**

Area: **Beltline**

Listing Date: **12/02/24**

List Price: **\$299,000**

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: **503**
Low Sqft:
Ttl Sqft: **503**

DOM

19
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **High-Rise (5+)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz: **1**

Access:

Lot Feat:

Park Feat:

Heated Garage, Parkade, Stall, Titled, 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, See Remarks**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Suite	5`11" x 8`6"	Bedroom	Suite	8`5" x 11`0"
Dining Room	Suite	8`11" x 5`11"	Kitchen	Suite	8`4" x 14`1"
Living Room	Suite	8`11" x 12`4"			

Legal/Tax/Financial

Condo Fee:
\$310

Title: **Fee Simple**
Fee Freq:

Zoning: **DC**

Legal Desc:

1411522

Monthly

Remarks

Pub Rmks:

Experience urban elegance in this stylish 1-bedroom, 1-bathroom condo on the 8th floor of the coveted Alura Building in Calgary's vibrant Beltline area. This bright unit features an open layout, large balcony, in-suite laundry, and a modern kitchen with stainless steel appliances. Located in an 18+ building, it includes titled underground parking, assigned storage, and access to premium amenities such as a full-time concierge/security and an on-site fitness facility. Perfectly positioned downtown, with dining, shopping, and entertainment just steps away, don't miss the chance to call this place home!

Inclusions:

N/A

Property Listed By:

RE/MAX Complete Realty

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





