



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

**61**  
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
<b>4pc Bathroom</b>	<b>Suite</b>	<b>5`11" x 8`6"</b>	<b>Bedroom</b>	<b>Suite</b>	<b>8`5" x 11`0"</b>
<b>Dining Room</b>	<b>Suite</b>	<b>8`11" x 5`11"</b>	<b>Kitchen</b>	<b>Suite</b>	<b>8`4" x 14`1"</b>
<b>Living Room</b>	<b>Suite</b>	<b>8`11" x 12`4"</b>			

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





