



THE
A-TEAM

**RE/MAX
FIRST**

1320 1 Street #1505, Calgary T2G 0G8

MLS® #: **A2181941** Area: **Beltline** Listing Date: **12/04/24** List Price: **\$318,000**
 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: **531**
 Low Sqft:
 Ttl Sqft: **531**

DOM

17
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:

Access:

Lot Feat:
 Park Feat: **Parkade, Underground**

Utilities and Features

Roof:
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Balcony, Courtyard, Lighting**

Construction: **Brick, Concrete**
 Flooring: **Carpet, Ceramic Tile**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer**
 Int Feat: **Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Track Lighting**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	8`7" x 12`11"	Bedroom	Main	8`5" x 10`11"
Living Room	Suite	9`1" x 19`7"	4pc Bathroom	Main	5`9" x 8`6"
Furnace/Utility Room	Main	2`4" x 2`1"			

Legal/Tax/Financial

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

Monthly

Legal Desc: 1411522

Remarks

Pub Rmks: **Welcome to the vibrant ALURA CONDO in the heart of the Beltline, where urban living meets contemporary elegance. This stylish 1-bedroom, 1-bath unit boasts an open-concept layout with breathtaking downtown and mountain views and is sure to impress. The high-end kitchen design features shaker style cabinets, full-size sleek black appliances, a breakfast bar with seating, CENTRAL AIR CONDITIONING, and a TITLED UNDERGROUND PARKING SPOT! This is Downtown Urban Living at its finest! Residents enjoy exceptional amenities, including a well-equipped gym, a rooftop courtyard, 24-hour concierge/security, and three high-speed elevators. Perfectly located to all the action, you are steps away from the Victoria Park/Stampede Station, Bus Stops, Stampede Grounds, the New Scotia Place Event Centre, City Nightlife on the Red Mile, and an array of shops and restaurants, this is downtown living at its finest—ideal for young professionals. Don't miss your chance to call this incredible condo home; book your private showing today!**

Inclusions: **None**
Property Listed By: **eXp Realty**

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







