

1320 1 Street #1008, Calgary T2G 0G8

MLS® #: **A2185581** Area: **Beltline** Listing Date: **01/07/25** List Price: **\$425,000**
 Status: **Active** County: **Calgary** Change: **None** 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: **Guest, Parkade, Secured, Stall, Titled, Underground**

Finished Floor Area
 Abv Sqft: **793**
 Low Sqft:
 Ttl Sqft: **793**

DOM
25
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**
Parking
 Ttl Park: **1**
 Garage Sz: **1**

Utilities and Features

Roof: **Rubber** Construction: **Concrete**
 Heating: **Fan Coil, Natural Gas** Flooring: **Ceramic Tile, Hardwood**
 Sewer: Ext Feat: **Balcony** Water Source: **Poured Concrete**
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**
 Int Feat: **No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen With Eating Area	Main	13`1" x 11`9"	Living Room	Main	12`2" x 11`10"
Laundry	Main	3`6" x 3`4"	Balcony	Main	12`6" x 6`7"
Bedroom - Primary	Main	12`2" x 9`5"	Bedroom	Main	11`6" x 9`4"
3pc Bathroom	Main	8`3" x 5`0"	4pc Ensuite bath	Main	8`4" x 5`6"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$554

Fee Simple

DC

Fee Freq:

Monthly

Legal Desc: 1411522

Remarks

Pub Rmks: ***** OPEN HOUSE - Saturday, Feb 1st from 12-3pm *** Welcome to this impeccably upgraded and beautifully decorated 2-bedroom, 2-bathroom condo that boasts expansive downtown views from every room. Recently professionally renovated, this residence features an open and airy layout perfect for modern living. The spacious living room and dining room showcase gleaming hardwood flooring, seamlessly connecting to a large kitchen equipped with sleek stainless steel appliances and plenty of counter space, ideal for both cooking and entertaining. Floor-to-ceiling windows flood the space with natural light while offering stunning views of the city skyline. The master bedroom is a true retreat with a huge walk-in closet leading to a luxurious ensuite, perfectly appointed for relaxation. The second bedroom is equally generous in size, making it perfect for guests, a home office, or additional living space. Both bedrooms feature high-quality hardwood flooring, adding a warm touch to this already inviting home. Other standout features include in-suite laundry, central air conditioning, and a storage locker. The condo also includes secure heated underground parking for your convenience. For added peace of mind, a concierge desk is available for package delivery and other services. Enjoy a prime, central location that places you within walking distance of the Stampede Grounds, downtown Calgary, and the new Flames Arena—with a wide range of dining, shopping, and entertainment options right at your doorstep. Don't miss out on this one-of-a-kind condo in the heart of Calgary!**

Inclusions: **TV bracket in living room**
Property Listed By: **Real Broker**

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







