

1320 1 Street #1008, Calgary T2G 0G8

Beltline 01/07/25 List Price: **\$425,000** MLS®#: A2185581 Area: Listing

Status: **Pending** Calgary None Association: Fort McMurray County: Change:

Date:

General Information

Prop Type: Residential Sub Type: **Apartment** City/Town: Calgary

2014 Year Built: Abv Saft: 793 Lot Information Low Sqft:

Ttl Sqft: 793 Lot Sz Ar: Lot Shape:

Finished Floor Area

DOM

104

Layout

Beds:

Baths:

Style:

<u>Parking</u> Ttl Park:

Garage Sz:

2 (2)

1 1

2.0 (2 0)

Apartment

Access: Lot Feat:

Park Feat: Guest, Parkade, Secured, Stall, Titled, Underground

Utilities and Features

Roof: Rubber Construction:

Heating: Fan Coil, Natural Gas Concrete Sewer: Flooring:

Ext Feat: Ceramic Tile.Hardwood

Balcony Water Source:

> Fnd/Bsmt: **Poured Concrete**

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" 12`6" x 6`7" Laundry Main 3`6" x 3`4" Balcony Main **Bedroom - Primary** Main 12`2" x 9`5" **Bedroom** Main 11`6" x 9`4" 8`3" x 5`0" 8`4" x 5`6" 3pc Bathroom Main 4pc Ensuite bath Main

Legal/Tax/Financial

Condo Fee: Title: Zoning: Fee Freq: **Monthly**

Legal Desc: **1411522**

Remarks

Pub Rmks:

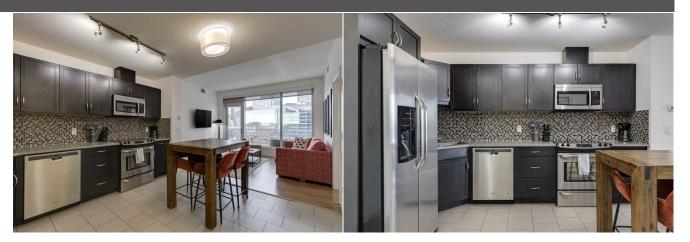
Welcome to this impeccably upgraded and beautifully decorated 2-bedroom, 2-bathroom condo that boasts expansive downtown views from every room. Recently professionally renovated, this residence features an open and airy layout perfect for modern living. The spacious living room and dining room showcase 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





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