



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1320 1 Street #2006, Calgary T2G 0G8**

MLS®#: **A2186814**

Area: **Beltline**

Listing Date: **01/10/25**

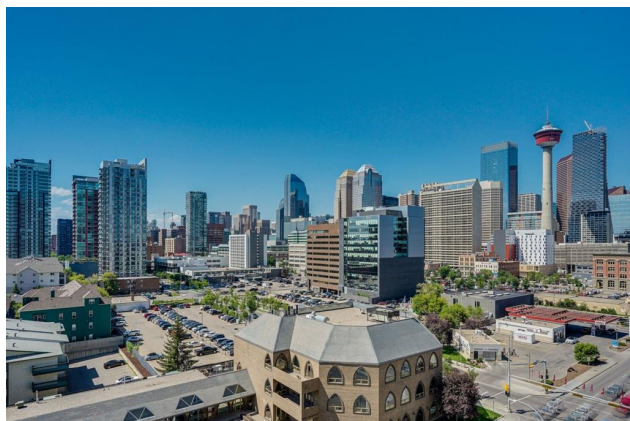
List Price: **\$309,900**

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: **537**  
Low Sqft:  
Ttl Sqft: **537**

DOM

**22**  
Layout  
Beds: **1 (1 )**  
Baths: **1.0 (1 0)**  
Style: **Apartment**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Garage Door Opener,Secured,Stall,Titled,Underground**

Utilities and Features

Roof: **Rubber**  
Heating: **Fan Coil,Natural Gas**  
Sewer:  
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**  
Int Feat: **Laminate Counters,No Animal Home,No Smoking Home,Open Floorplan**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>118`10" x 9`1"</b>	<b>Dining Room</b>	<b>Main</b>	<b>9`1" x 6`0"</b>
<b>Kitchen</b>	<b>Main</b>	<b>13`9" x 8`7"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`1" x 8`5"</b>
<b>Laundry</b>	<b>Main</b>	<b>5`4" x 4`8"</b>	<b>Foyer</b>	<b>Main</b>	<b>4`1" x 4`1"</b>
<b>4pc Bathroom</b>	<b>Main</b>				

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$378

Fee Simple  
Fee Freq:  
Monthly

DC

Legal Desc: 1411522

Remarks

Pub Rmks: **Stunning Mountain and Downtown Skyline views from this West facing 20th floor condo in sought after Alura. Beautifully kept and immaculate one bedroom with a very open and functional layout. Good size kitchen with porcelain tile floors, lots of counter space and a peninsula with breakfast bar. 9' ceilings and views over the Beltline to the mountains from both the living room and bedroom with central air conditioning to keep it cool on hot sunny days. Top-notch amenities include 2 fitness facilities with adjoining outdoor patio gardens, assigned storage locker, titled underground parking, concierge and security personnel. Very well located, within minutes walk to the LRT, Stampede Park, Sunterra Market, Talisman Centre and trendy 17th Ave. This condo is a must see!!**

Inclusions: N/A  
Property Listed By: RE/MAX Landan Real Estate

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









