



THE
A-TEAM

**RE/MAX
FIRST**

1320 1 Street #1903, Calgary T2G 0G8

MLS® #: **A2200163**

Area: **Beltline**

Listing Date: **03/06/25**

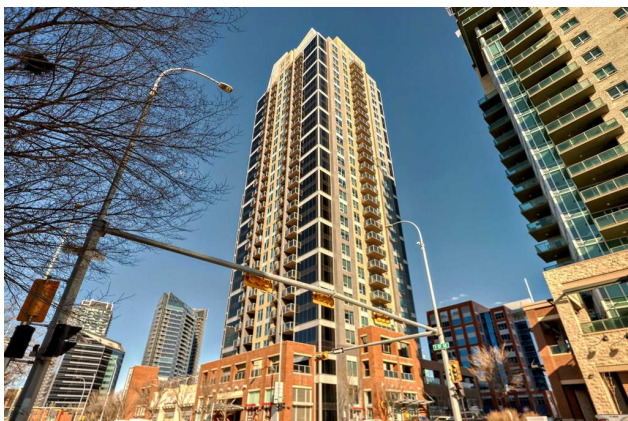
List Price: **\$419,900**

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:

Finished Floor Area

Abv Sqft: **803**
Low Sqft:
Ttl Sqft: **803**

DOM

41

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment-Single Level Unit**

Access:
Lot Feat:
Park Feat:

Titled, Underground

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof: **Rubber**
Heating: **Forced Air, Natural Gas**
Sewer:
Ext Feat: **Balcony**

Construction: **Brick, Concrete, Stone, Stucco**
Flooring: **Ceramic Tile, Laminat**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer**
Int Feat: **Closet Organizers, High Ceilings, Open Floorplan, Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u> <u>Legal/Tax/Financial</u>	<u>Level</u>	<u>Dimensions</u>
Condo Fee: \$558		Title: Fee Simple Fee Freq: Monthly		Zoning: DC	
Legal Desc:	1411522				

Remarks

Pub Rmks:	Welcome to Alura - your tranquil retreat located 19 floors above Calgary's bustling Core. Offering central air-conditioning, fitness facility and concierge/security in a very well run complex, this bright and open 2 bedroom, 2 bathroom unit comes with fantastic views! Convenience is key with in-suite laundry, Relax and unwind on the cozy balcony, where you can enjoy breathtaking mountain views and soak up the serenity. The 9 ft ceilings throughout the unit create an airy and spacious ambiance. This unit showcases a tile entry transitioning to laminate with a modern eat-in kitchen & white cabinetry, quartz counter tops and stainless steel appliances. This sought after layout has the living room between both bedrooms with balcony access. The spacious master bedroom has a large walk-thru closet to the 4 piece ensuite. An additional bedroom, 3 piece bathroom and in suite laundry complete the total package. Do not overlook the Heated & titled underground parking stall, separate storage locker or the ample underground visitor parking for guests. Walking distance to downtown restaurants, shops, transit, 17 Ave Red-Mile, Stampede Grounds and LRT this condo has it all!
Inclusions:	none
Property Listed By:	Homecare Realty Ltd.

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

