



THE
A-TEAM

**RE/MAX
FIRST**

1320 1 Street #1205, Calgary T2G 0G8

MLS® #: **A2206651**

Area: **Beltline**

Listing Date: **04/01/25**

List Price: **\$298,900**

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: **535**
Low Sqft:
Ttl Sqft: **535**

DOM

22

Layout

Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Apartment-Single Level Unit**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Parkade,Titled,Underground**

Utilities and Features

Roof:
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Dryer,Microwave,Microwave Hood Fan,Refrigerator,Stove(s),Washer,Window Coverings**
Int Feat: **Breakfast Bar,Laminate Counters,No Smoking Home**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	13`8" x 8`1"	Living Room	Main	11`6" x 9`1"
Dining Room	Main	5`9" x 5`6"	Bedroom	Main	10`10" x 8`4"
Laundry	Main	5`3" x 4`8"	4pc Bathroom	Main	

Legal/Tax/Financial

Condo Fee:
\$379

Title: **Fee Simple**
Fee Freq:

Zoning: **DC**

Legal Desc:	1411522	Monthly	Remarks
Pub Rmks:	Experience breathtaking mountain and city skyline views from the impeccably managed Alura building! This one-bedroom, one-bathroom unit features a well-thought-out layout, making it an ideal choice for first-time buyers or investors. The kitchen boasts ample cabinet and counter space, including a convenient peninsula seating area. Both tile and carpet flooring have been meticulously maintained, while in-suite laundry adds an extra layer of convenience. The property includes one titled underground parking stall that is heated and secure, along with an assigned storage locker. Residents of Alura enjoy exclusive amenities such as fitness facilities, central air conditioning, bike storage, a communal outdoor patio, visitor parking, and concierge service from 9 AM to 7 PM. Located just steps away from 17th Avenue, the LRT, BMO Centre, Macleod Trail, and Stampede grounds, you'll find a wealth of shopping, dining, public transport, and entertainment options all within a short walking distance. This is urban living at its finest! Book your showing now before it's gone!		
Inclusions:	N/A		
Property Listed By:	RE/MAX First		

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





