

306, 1320 1 Street SE
Calgary, Alberta

MLS # A2166540



\$309,950

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment		
Size:	545 sq.ft.	Age:	2014 (10 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 408
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: none

Welcome home to this immaculate 1 bedroom suite in the modern & innovative Alura building in Victoria Park in Calgary's thriving Beltline. The well-appointed kitchen has loads of counter space, a full suite of stainless appliances and a sit up bar for casual meals and entertaining. Open concept Living area with huge windows to enjoy your SW views. Good sized balcony off the living space with room for your patio set and a BBQ. Freshly painted in a soft, neutral colour and 9 ft ceilings keep it bright and airy throughout. In suite laundry with a full size stainless washer/dryer set. This air conditioned suite has titled parking, a separate storage locker and a bike room to safely store your bicycle. This adult only building (18+) has a full time concierge in the lobby providing added security. Access to the fitness facility and the outdoor living area is just one floor down. Explore this vibrant community and discover a thriving urban neighbourhood. You'll find independent retailers tucked into historic buildings, chic cafes nestled within innovative high-rises, sought-after restaurants that shape Calgary's exciting culinary scene, an energetic nightlife and so much more. Supermarkets like Co-op and Safeway and the new Superstore which are complemented by trendy Grocery options like Sunterra Market and Amaranth Whole Foods. For those preferring to eat out, this is your mecca. The Beltline is ideal for residents seeking a care-free, car-free lifestyle, with the city core a few blocks away and the Stampede grounds a few blocks the other way, multiple bus routes and commuter-cycling paths. An events and culture district easily accessed by foot or by bike, Vic Park is the perfect place to shop, dine and enjoy a night out. You're going to love living here!