

2206, 1320 1 Street SE
Calgary, Alberta

MLS # A2179675



\$309,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	518 sq.ft.	Age:	2014 (10 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 379
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, See Remarks		

Inclusions: N/A

Welcome to your stunning 22nd floor 1-bedroom suite in the Alura building, a modern gem located in the heart of Victoria Park within Calgary's vibrant Beltline district. Your spacious, open-concept living area is bathed in natural light, thanks to large west windows offering breathtaking Downtown and Mountain views. You'll also enjoy the views from the comfort of your bedroom. The thoughtfully designed kitchen boasts ample cupboard & counter space, stainless steel appliances, and a convenient breakfast bar for casual dining or entertaining. Step outside onto your spacious west balcony, ideal for unwinding after a long day. A four-piece bathroom and in-suite laundry complete the unit for added convenience. Your air-conditioned suite also includes titled parking, a separate storage locker, and access to a bike room for secure storage. Additionally, you can utilize the on-site fitness facility and outdoor living space located on the second level. This adult-only (18+) building features a full-time concierge/security service for peace of mind. Living in this dynamic community means you're surrounded by an exciting urban lifestyle. Beltline is known for its stylish cafes, shops and top-rated restaurants. And for your convenience, major grocery stores like Co-op, Safeway, and the new Superstore are nearby, along with trendy options like Sunterra Market and Amaranth Whole Foods. This location offers easy access to downtown, the Stampede grounds, multiple bus routes, and cycling paths. This is urban living at its finest—don't miss the chance to call this place home!