

2006, 1320 1 Street SE  
Calgary, Alberta

MLS # A2186814



**\$309,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	537 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Garage Door Opener, Secured, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Rubber	<b>Condo Fee:</b>	\$ 378
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan		
<b>Inclusions:</b>	N/A		

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!!