

1502, 1320 1 Street SE
Calgary, Alberta

MLS # A2211546



\$419,900

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Beltline | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 793 sq.ft. | Age: | 2014 (11 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|--|-------------------|--------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Tile | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 554 |
| Basement: | - | LLD: | - |
| Exterior: | Concrete | Zoning: | DC |
| Foundation: | - | Utilities: | - |
| Features: | No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s) | | |

Inclusions: N/A

Live the carefree lifestyle in the heart of downtown at the Alura condo. Enjoy unobstructed views of City, the stampede grounds & breathtaking sunrises on your east facing balcony! Top-notch amenities include titled heated underground parking, storage locker, in-suite laundry, 3 elevators, bike room, TWO fitness facilities inside with his/her baths, a yoga studio, central A/C, a stunning courtyard, daytime concierge services & on site security at night. The unit boasts 2 spacious bedrooms (master with walk-in closet & 4-piece ensuite), 2 bathrooms, a stunning kitchen with upgraded stainless steel appliances, QUARTZ countertops, & mosaic glass tile backsplash, & 9's ceilings. Being a corner unit, the wall of windows from 2 sides lets in an amazing amount of natural sunlight. The location is excellent right next to the Saddledome & Victoria Park/Stampede LRT Station, near the corner of 17th Ave SW & Macleod Trail. Walk to work, a wide variety of shopping & dining options, walking & biking paths, parks.