



GRASSROOTS
REALTY GROUP

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1009, 1320 1 Street SE
Calgary, Alberta

MLS # A2247689



\$417,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	848 sq.ft.	Age:	2014 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl	Sewer:	-
Roof:	Rubber	Condo Fee:	\$ 583
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stone	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: n/a

Executive 2-Bedroom, 2-Bathroom Corner Unit with Downtown & Stampede Views. This stunning 847 sq.ft. corner unit offers spectacular Downtown and Stampede views, wrapped in floor-to-ceiling windows that flood the space with natural light. Beautifully upgraded with quartz countertops, stainless steel appliances, and brand-new 2023 luxury vinyl flooring, this home blends modern style with exceptional comfort. Located in the sought-after Alura building (completed late 2014), you'll enjoy exclusive resident amenities including a fully equipped fitness centre and a private landscaped courtyard. Step outside and you're just one block from Victoria Park LRT Station, a short walk to the Downtown Core, and moments from the vibrant restaurants, pubs, and shops of 17th Avenue. Daily conveniences are right at your doorstep with Shoppers Drug Mart and Sunterra Market next door. For recreation, the nearby leisure centre offers swimming pools, tennis and basketball courts, running tracks, and climbing walls. Picturesque walking and biking paths along the Elbow River are only two blocks away, as are Cowboys Casino and Bow River Casino. This home comes fully equipped with all appliances, including an in-suite washer and dryer. An underground parking stall and a storage locker are included in the price. Be the first to view this beautiful unit and make it your new home — call today to book your showing!