



GRASSROOTS
REALTY GROUP

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206, 1320 1 Street SE
Calgary, Alberta

MLS # A2249229



\$489,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	954 sq.ft.	Age:	2014 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 670
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Storage		

Inclusions: n/a

If you've been searching for an urban condo that truly stands out and does not sacrifice on outdoor space, this updated 2-bedroom, 2-bathroom home is the perfect match. Featuring TITLED UNDERGROUND PARKING, a rare OVERSIZED PRIVATE PATIO with sweeping city views including the Calgary Tower, a spacious walk-in closet, and access to a fully equipped fitness centre—this home blends modern comfort with unbeatable lifestyle perks. Step inside and be greeted by an open-concept layout where the kitchen, dining, and living spaces flow seamlessly together. The kitchen boasts stainless steel appliances, a central island with seating for four, and sightlines that extend to the comfortable living and dining area—ideal for entertaining. Floor-to-ceiling windows flood the space with natural light and draw you toward the highlight of the home: the massive private patio, perfect for morning coffee, evening cocktails, or hosting unforgettable summer nights with friends, all while taking in the vibrant city skyline. The primary suite features a generous walk-in closet and 4-piece ensuite, while the second bedroom offers flexibility for guests, a home office, or creative space. Additional conveniences include in-suite laundry, ample storage, and a fresh, modern design throughout. Beyond your door, the Beltline is one of Calgary's most dynamic communities, already bustling with top-rated restaurants, cafes, shopping, and entertainment. The area continues to grow with exciting new amenities on the horizon, making this an incredible place to invest and live. Enjoy the convenience of being within walking distance to the downtown core, train services, the Calgary Stampede grounds, and so much more. The Alura building offers underground visitor parking and a fully equipped gym so you can skip the commute and stay active year-round. This is

patio living at its best in the heart of Calgary—book your showing today!