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1601, 1320 1 Street SE Calgary, Alberta

MLS # A2255324



\$284,900

Beltline Division: Residential/High Rise (5+ stories) Type: Style: Apartment-Single Level Unit 526 sq.ft. Size: Age: 2014 (11 yrs old) **Beds:** Baths: Garage: Parkade, Stall, Titled, Underground Lot Size: Lot Feat:

Heating: Water: Forced Air Floors: Sewer: Carpet, Tile **Condo Fee:** Roof: \$379 Rubber **Basement:** LLD: Exterior: Concrete Zoning: DC (pre 1P2007) Foundation: **Utilities:**

Features: Breakfast Bar, High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Track Lighting

Inclusions: None

Welcome to Alura. Vacant and move-in ready, this meticulously maintained one-bedroom unit boasts beautiful open view to the southeast. Great open concept floorplan. Kitchen has ample cabinet and counter space, stainless steel appliances and a breakfast bar. Good-sized dining and living room. Spacious bedroom next to a 4-piece bath. Step outside onto your spacious balcony ideal for morning coffee or unwinding after a long day. This unit has a convenient in-suite laundry, one titled underground parking stall, one assigned storage locker, central air-conditioning, fitness facilities, bike storage, concierge service, common outdoor and patio area. Excellent location close to bus stops, grocery stores and top-rated restaurants.