



GRASSROOTS
REALTY GROUP

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1601, 1320 1 Street SE
Calgary, Alberta

MLS # A2255324



\$289,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	526 sq.ft.	Age:	2014 (11 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Rubber	Condo Fee:	\$ 379
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.