



GRASSROOTS
REALTY GROUP

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609, 1320 1 Street SE
Calgary, Alberta

MLS # A2263475



\$419,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	790 sq.ft.	Age:	2014 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Driveway, Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 613
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stone	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	High Ceilings, No Smoking Home, Stone Counters, Walk-In Closet(s)		

Inclusions: TV wall mount, Mirrors, faux grass on outdoor patio

Welcome to Alura, where timeless elegance meets contemporary design in this fully renovated condo. This beautifully updated property features 2 bedrooms, 2 bathrooms and an underground Titled Parking Stall! This property redefines luxury urban living in the heart of downtown Calgary. The bright kitchen features mitred-edge marble countertops with a dramatic waterfall finish, a custom Italian-engineered hood fan, and full-height high-gloss cabinetry that provides both beauty and functionality. Resilient tile flooring flows throughout the main entry, hallway and kitchen, with updated hardwood flooring throughout the living space and bedrooms. The open-concept living and dining areas are flooded with natural light and offer stunning panoramic city views, including breathtaking morning sunrises that illuminate the skyline and views of downtown Calgary from both the living area and primary bedroom. The full dining space + island peninsula seating makes hosting and entertaining that much easier and more comfortable. The primary suite is a true retreat, complete with captivating downtown views, a fully customized walk-in closet, and a luxurious 4-piece ensuite with updated vanity and granite countertops. A second bedroom which is located at the opposite end of the condo for optimal privacy, and full bathroom make this layout ideal for guests, a home office, or shared living. Step outside to your private, fully covered balcony - an all-season outdoor oasis perfect for morning coffee, evening wine, or year-round barbecues. Additional features include a Titled underground heated parking stall (safe and secure), a secure storage locker, and access to Alura's premier amenities including concierge and a full gym. Located in an amenity-rich building with easy access to the downtown core, 17th Avenue and endless

restaurants and retail options nearby, this property is ideal for young professionals or investors. This home offers the perfect balance of sophistication, comfort, and convenience - everything downtown living is meant to be.