



GRASSROOTS
REALTY GROUP

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202, 1320 1 Street SE
Calgary, Alberta

MLS # A2272431



\$475,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	969 sq.ft.	Age:	2014 (12 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 670
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island		

Inclusions: Garage Access/Front Door Fob

Massive Patio + Prime Downtown Lifestyle Discover urban living at its best in this single-owner 2-bedroom, 2-bathroom condo with an open-concept layout. The kitchen island with quartz counters and stainless steel appliances flows seamlessly into the living and dining area — perfect for entertaining or relaxing at home. Large windows facing the east and south sides of the unit flood the condo with abundant natural lighting. The master suite features a built-in closet and private ensuite, while the second bedroom is ideal for a home office or guest space. Step outside to your patio larger than the condo itself, with South & West exposure — perfect for summer evenings, BBQs, or simply enjoying your private outdoor retreat. Additional conveniences include titled underground parking and an assigned storage locker. Building amenities enhance your lifestyle: fitness center, yoga/wellness space, steam room, landscaped terrace, secure fob access, and 24-hour security. Located just steps from the C-Train, Stampede Grounds, BMO Convention Centre, and the new home of the Calgary Flames, with shops, restaurants, and entertainment all within walking distance, this condo offers the ultimate downtown lifestyle.