1209, 1320 1 Street SE
Calgary, Alberta

MLS # A2277219

$440,000

Division:	Beltline
Type:	Residential/High Rise (5+ stories)
Style:	Apartment-Single Level Unit

Size:	786 sq.ft.	**Age:**	2014 (12 yrs old)
Beds:	2	**Baths:**	2

Garage:	Stall, Underground
Lot Size:	-
Lot Feat:	-

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Ceramic Tile	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 786
Basement:	-	**LLD:**	-
Exterior:	Brick, Concrete	**Zoning:**	DC (pre 1P2007)
Foundation:	-	**Utilities:**	-

Features: Closet Organizers, Elevator, High Ceilings, Open Floorplan, Walk-In Closet(s)

Inclusions: N/A

WALK SCORE. 96% Walkers Paradise. 82% Excellent Transit. 93% Bikers Paradise. Separate Secure Bike Room for Storage and Maintenance. MOVE IN NOW! Bring Your Best Friend. PET Friendly. UPGRADED 2- bedroom/2-bathroom Unit. NE corner unit in Alura Building. Main Entrance with Canada Post Mail and Parcel Pick Up on Site. Underground Parking. Floor to ceiling windows allow for lots of natural light and breathtaking downtown views. Private PATIO. Gourmet Kitchen features Upgraded ceiling height cabinetry, stone backsplash, stainless steel appliances & quartz counter tops. 2 Spacious bedrooms with a Primary Bedroom walk-in closet. Closets are upgraded with closet organizers. Full size upgraded washer & dryer, air-conditioning, fitness facility, concierge/security & owners lounge. Conveniently located steps from the NEW Stampede LRT train station, the Saddle Dome, Trans Alta Building. Downtown, restaurants & shops. Shows 10+. Furniture can stay!