



2301, 1320 1 Street SE
Calgary, Alberta

MLS # A2290362



\$274,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	531 sq.ft.	Age:	2014 (12 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 408
Basement:	-	LLD:	-
Exterior:	Brick, Stone, Stucco	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Open Floorplan, See Remarks, Stone Counters		

Inclusions: N/A

Welcome to Alura! This beautiful 1-bedroom, 1-bathroom condo offers 530 sq ft of modern living space in the heart of the city. The contemporary kitchen features quartz countertops, stainless steel appliances, and ample cabinetry, perfect for both everyday living and entertaining. Situated on the 23rd floor, this east-facing unit boasts stunning city views and an abundance of morning sunshine—ideal for enjoying your coffee while taking in the skyline. Residents of Alura enjoy fantastic second-floor amenities, including a fitness centre, outdoor patio, and more. With its unbeatable downtown location, you’ll be just steps from restaurants, entertainment, and transit. Plus, you’ll have a spectacular vantage point for Stampede fireworks right from your home. Don’t miss this opportunity to own a stylish condo in one of the city’s most desirable locations!