



1208, 1320 1 Street SE
Calgary, Alberta

MLS # A2290972



\$349,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	800 sq.ft.	Age:	2014 (12 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 554
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Chandelier, Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Track Lighting, Walk-In Closet(s)		

Inclusions: N/A

Be sure to watch the video! Welcome to Alura, where an unbeatable downtown location meets modern design and spectacular city living. Floor-to-ceiling curtain wall windows flood the home with natural light during the day and frame breathtaking skyline views at night. The well-designed kitchen features solid maple cabinetry, black appliances, and a mosaic tile backsplash, opening to a bright and spacious living area that's perfect for both everyday living and entertaining. The thoughtfully designed layout offers two bedrooms and two full bathrooms, with the living space ideally separating the sleeping areas for added privacy. The primary retreat includes a huge walk-in closet complete with custom California Closets systems, while the ensuite features a vanity with dual drawers and a deep soaker tub for relaxing at the end of the day. Recent upgrades include newer carpet and sheer-weave roller blinds, along with elegant crystal and chrome lighting fixtures throughout. Located just steps from the vibrant energy of downtown Calgary, you'll enjoy immediate access to top restaurants, shopping, arts and sports venues, scenic walking paths, and the convenience of the CTrain right next door. Residents of Alura enjoy exceptional amenities, including a state-of-the-art fitness centre, owner's lounge, business centre, and a beautifully landscaped garden terrace that connects Alura with Nuera. The building also features secure access, garbage chutes on every floor, and 25,000 sq. ft. of ground-floor retail, adding everyday convenience right at your doorstep. Alura is an 18+ age restricted building and allows for 1-pet with board approval.