



**407, 1320 1 Street SE**  
**Calgary, Alberta**

**MLS # A2291372**



**\$375,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Beltline   |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories)                       |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit                              |               |                   |
| <b>Size:</b>     | 784 sq.ft.   | <b>Age:</b>   | 2014 (12 yrs old) |
| <b>Beds:</b>     | 2  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Off Street, Parkade, Secured, Stall, Titled, Underground |               |                   |
| <b>Lot Size:</b> | -  |               |                   |
| <b>Lot Feat:</b> | -  |               |                   |

|                    |  |                   |                 |
|--------------------|--|-------------------|-----------------|
| <b>Heating:</b>    | Fan Coil   | <b>Water:</b>     | -               |
| <b>Floors:</b>     | Tile, Vinyl Plank  | <b>Sewer:</b>     | -               |
| <b>Roof:</b>       | -  | <b>Condo Fee:</b> | \$ 583          |
| <b>Basement:</b>   | -  | <b>LLD:</b>       | -               |
| <b>Exterior:</b>   | Brick, Concrete  | <b>Zoning:</b>    | DC (pre 1P2007) |
| <b>Foundation:</b> | -  | <b>Utilities:</b> | -               |
| <b>Features:</b>   | Breakfast Bar, Closet Organizers, Quartz Counters, Walk-In Closet(s) |                   |                 |

**Inclusions:** N/A

Welcome to the sought after Alura, where modern design meets the vibrant lifestyle of Calgary's Beltline. This beautifully refreshed 2 bedroom, 2 bathroom apartment style condominium offers comfort, convenience, and incredible city living. Located on the 4th floor, this bright and inviting unit features views from every window and a thoughtfully designed layout that maximizes both space and privacy. The home has been freshly updated with new luxury vinyl plank (LVP) flooring and fresh paint, creating a clean, contemporary feel that's move in ready for its new owners. The open concept living area flows seamlessly to your private balcony perfect for year round grilling and relaxing outdoors. Stay comfortable in every season with central air conditioning, while in-suite laundry adds everyday convenience. Additional highlights include: titled underground parking stall and assigned storage locker. Residents of the Alura enjoy fantastic building amenities, including a fully equipped fitness centre, concierge and a beautiful outdoor lounging area ideal for socializing or unwinding. Situated in the heart of the Beltline, you're just steps from Calgary's best restaurants, cafes, shopping, parks, The Stampede Grounds, C-Train, and downtown amenities, making this the perfect home for professionals, investors, or anyone looking to enjoy an energetic urban lifestyle. Clean, updated, and ready for immediate possession &mdash; this is Beltline living at its best. All furniture is negotiable.