



**305, 1320 1 Street SE
Calgary, Alberta**

MLS # A2291900



\$256,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	523 sq.ft.	Age:	2014 (12 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Parkade, Parking Lot, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 408
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

Welcome to this stylish, clean and quiet 1-bedroom, 1-bathroom condo located in the heart of Calgary's vibrant Beltline community. Offering the perfect blend of comfort, convenience, and urban lifestyle, this modern condo places you right in the heartbeat of the city. Step inside to discover this FRESHLY PAINTED, open-concept layout featuring 9-foot ceilings and large windows that fill the space with natural light. The thoughtfully designed west-facing unit offers beautiful views of the downtown skyline, and enjoy your west-facing balcony, a perfect place to relax and take in Calgary's stunning sunsets and vast blue skies. The stylish kitchen offers plenty counter and cabinet space, including large storage drawers, complete with a convenient breakfast bar that flows seamlessly into the bright and cozy living room. The generous bedroom provides a comfortable retreat, while in-suite laundry and air conditioning add to the home's everyday convenience. Residents enjoy outstanding building amenities including concierge service, plus access to second-floor amenities featuring a massive fitness centre and a beautifully designed garden terrace- perfect for relaxing or socializing. This unit also includes underground parking with one of the best parking spots in the building, adding incredible value and ease to downtown living. Located just steps from Calgary's new Culture and Entertainment District, you'll be surrounded by the city's best restaurants, shopping, nightlife, and entertainment. With LRT access, transit, downtown offices, and countless amenities all steps away, this location truly offers the ultimate urban lifestyle. Live where Calgary comes alive.