



1903, 1320 1 Street SE  
Calgary, Alberta

MLS # A2297507



**\$351,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Multi Level Unit		
<b>Size:</b>	787 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 554
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)		

**Inclusions:** 2 TV in the Bedrooms. 2 TV Racks

Perched on the 19th floor in Alura, this well-designed 2-bedroom, 2-bathroom unit offers a rare combination of functional layout, natural light, and true inner-city convenience. With 787 sqft of interior living space, the layout is thoughtfully arranged with the living area positioned between both bedrooms, creating ideal separation for privacy—perfect for roommates, guests, or rental flexibility. Floor-to-ceiling windows bring in abundant natural light while opening onto a private balcony with expansive city and mountain views. The kitchen is both practical and modern, featuring quartz countertops, full-height cabinetry, and stainless steel appliances, seamlessly connected to the main living space for everyday living and entertaining. The open-concept design enhances the overall sense of space and flow. The primary bedroom includes a walk-through closet and 4-piece ensuite, while the second bedroom is well-sized and conveniently located near a full 3-piece bath. In-suite laundry adds everyday convenience without compromising space. This unit also comes with heated titled underground parking and a separate storage locker, along with access to visitor parking—a key advantage for downtown living. Residents of Alura enjoy central air conditioning, a full fitness facility, concierge service, and security, all within a well-managed building. Located steps from downtown, 17th Ave, Stampede Park, LRT, restaurants, and daily amenities, this property offers strong appeal for both end-users and investors seeking long-term livability with rental potential.