



509, 1320 1 Street SE
Calgary, Alberta

MLS # A2137380



\$429,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	832 sq.ft.	Age:	2014 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 582
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stone	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Kitchen Island		

Inclusions: none

Embrace urban living at its finest with this inviting 2-bedroom, 2-bathroom condo located in the heart of downtown Calgary. Perfect for first-time homebuyers or investors seeking a prime city center location. As you step into the spacious foyer, you're greeted by an open-concept layout adorned with sleek flooring and floor-to-ceiling windows, bathing the space in natural light. The living area is an entertainer's dream, boasting a chic ambiance with ample room for both relaxation and gatherings. The kitchen is efficiently designed with modern appliances, ample cabinet space. Whether you're preparing a quick breakfast or a gourmet dinner, this kitchen is well-equipped to meet your culinary needs. The master bedroom is a private sanctuary, complete with a walk-in closet and a luxurious ensuite bathroom featuring a soaking tub and separate shower. The second bedroom offers flexibility as a guest room, home office, or personal gym, ensuring comfort and functionality tailored to your lifestyle. Outside, a private balcony provides a serene retreat with views of the Calgary tower bustling downtown scene—a perfect spot for enjoying morning coffee or evening sunsets. This condo also includes practical amenities such as in-unit laundry facilities and designated parking. Residents can enjoy the convenience of living just steps away from local cafes, shops, and cultural attractions, ensuring a vibrant urban lifestyle. Whether you're looking to invest in a starter home or downsize to a more manageable space without sacrificing city living, this condo offers the perfect blend of comfort, convenience, and affordability. Schedule your showing today and seize the opportunity to own a slice of downtown living in Calgary.