



402, 1320 1 Street SE
Calgary, Alberta

MLS # A2152604



\$409,900

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Beltline | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | High-Rise (5+) | | |
| Size: | 793 sq.ft. | Age: | 2014 (10 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Parkade, Titled | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|---|-------------------|-----------------|
| Heating: | Baseboard, Forced Air, Hot Water, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile | Sewer: | - |
| Roof: | Other | Condo Fee: | \$ 582 |
| Basement: | - | LLD: | - |
| Exterior: | Brick, Concrete, Stone | Zoning: | DC (pre 1P2007) |
| Foundation: | Other | Utilities: | - |
| Features: | Stone Counters | | |

Inclusions: See remarks

Welcome to this well maintained, bright corner unit 2-bedroom, 2-bathroom condo in the centrally located Alura building offers an amazing downtown lifestyle opportunity. Upon entering, you're greeted with a welcoming, spacious entrance and ample storage for shoes and coats. The main living area features impressive southwest-facing floor-to-ceiling windows that fill the space with natural light and offer stunning sunset views, amazing for entertaining guests. The open concept layout connects the living space to the modern kitchen, featuring beautiful cabinets, quartz countertops, and stainless steel appliances. Two spacious bedrooms, with the primary bedroom having a large walk-in closet and 4 piece ensuite. Enjoy the convenience of in-suite laundry and step out onto your private balcony to soak in the sights and sounds of downtown Calgary. Keep cool during the hot summer with central air conditioning. The condo includes a secured titled underground parking stall and an assigned storage locker in a secured room, providing ample storage space. The Alura building is highly reputed for its exceptional amenities. There is a dedicated concierge service and two super functional fitness centers. One will find a spacious outdoor common patio area adjacent the gym, ideal for hosting guests. The building also includes a beautiful courtyard, bike storage room and visitor parking. Enjoy the Calgary Stampede, being just steps away from the Stampede Grounds. Shops, including a grocery store within the building along with restaurants, entertainment options, and parks are all nearby, making this location superb downtown location. All furnishings and other items available for purchase. Schedule a viewing today.