



1102, 1320 1 Street SE
Calgary, Alberta

MLS # A2152952



\$410,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment		
Size:	789 sq.ft.	Age:	2014 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Rubber	Condo Fee:	\$ 553
Basement:	-	LLD:	-
Exterior:	Concrete, Stone, Stucco	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, High Ceilings		

Inclusions: N/A

Welcome to this beautifully UPGRADED 2 bedroom/2 bath SE corner unit in Alura. With low condo fees and a large reserve fund, this condo is a must-see! This condo is conveniently located in the heart of downtown, steps from the Stampede train station, the new and updated World Class Convention Centre (BMO Centre), close to the river, the desirable community of Mission, and some of the city's best restaurants & shops. This condo has been pristinely cared for, leaving it feeling and looking brand new! Floor-to-ceiling windows allow for ample natural light and breathtaking downtown views. A large, bright, open-concept kitchen with a breakfast bar makes socializing and hosting a breeze! The cabinets offer plenty of storage and a great layout for a full-sized living and dining room! The primary suite has a walk-in closet with upgraded organizers and a 4 piece ensuite. This unit comes with a full-size in-suite upgraded washer & dryer. Other features include in-unit air-conditioning, a new fitness facility, and 24-hour concierge/security. This unit is great for a small family, a busy business professional, or anyone who loves the vibrancy of downtown and everything it has to offer just steps away!