



GRASSROOTS
REALTY GROUP

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2305, 1320 1 Street SE
Calgary, Alberta

MLS # A2171036



\$309,800

| | | | |
|-----------|------------------------------------|--------|-------------------|
| Division: | Beltline | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-High-Rise (5+) | | |
| Size: | 535 sq.ft. | Age: | 2014 (11 yrs old) |
| Beds: | 1 | Baths: | 1 |
| Garage: | Parkade, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|-------------|--|------------|--------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 379 |
| Basement: | - | LLD: | - |
| Exterior: | Brick, Concrete | Zoning: | DC |
| Foundation: | - | Utilities: | - |
| Features: | No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters | | |

Inclusions: N/A

Stunning West view of Rocky Mountain! Situated at the heart of downtown Calgary, a great place to start urban living. This unit offers central air conditioning, upgrade kitchen, quartz counter top with dinning area, stone backsplash, built-in Microwave/Hood fan, in suite laundry, 4 pieces bathroom, assigned locker, and a titled parking stall in an underground heated parkade. There is access to a fully equipped gym. It is within minutes to C-Tran station. It is walking distance to Stampede park and Calgary Flames area. Book your showing today before it is gone.