



GRASSROOTS
REALTY GROUP

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806, 1320 1 Street SE
Calgary, Alberta

MLS # A2180556



\$294,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-High-Rise (5+)		
Size:	503 sq.ft.	Age:	2014 (11 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 379
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, See Remarks		

Inclusions:	N/A
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Experience urban elegance in this stylish 1-bedroom, 1-bathroom condo on the 8th floor of the coveted Alura Building in Calgary's vibrant Beltline area. This bright unit features an open layout, large balcony, in-suite laundry, and a modern kitchen with stainless steel appliances. Located in an 18+ building, it includes titled underground parking, assigned storage, and access to premium amenities such as a full-time concierge/security and an on-site fitness facility. Perfectly positioned downtown, with dining, shopping, and entertainment just steps away, don't miss the chance to call this place home!