



**507, 1320 1 Street SE  
Calgary, Alberta**

**MLS # A2193065**



**\$404,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-High-Rise (5+)		
<b>Size:</b>	800 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Secured, See Remarks, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Rubber	<b>Condo Fee:</b>	\$ 583
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stone	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Walk-In Closet(s)		

**Inclusions:** -

This immaculate 2 bedroom, 2 bathroom corner apartment is move in ready and has UNBELIEVABLE VIEWS to the west and north! The original owners have loved living here and have especially enjoyed the walkability to restaurants and shopping, along with the knowledge of living in a safe, secure building that offers a huge gym, a bicycle storage room, an amazing outdoor space for residents (seen out of the north facing window of the unit) along with secured under ground parking and a separate storage locker! The condo itself is sleek, modern and offers a very user friendly lay out. Enjoy the heart of the home highlighted by the beautiful kitchen with quartz counters, modern back splash, stainless steel appliances and a wonderful, social breakfast bar that also overlooks the spacious dining and living areas, all of which are situated to accentuate the stunning views!! Both of the bedrooms are on each end of the condo with the Primary bedroom having a full en suite and a walk in closet. The second bedroom is close to the 3 piece bathroom that offers an amazing walk in shower. Other features of this gorgeous home are 9 foot ceilings, CENTRAL AIR CONDITIONING, in unit laundry, a large inviting entry and the fantastic west facing balcony that offers an out door area to view the amazing sun sets! Condo fees include all utilities except electrical. Possession date is 21 days negotiable. An absolute opportunity to own this amazing executive style home!! Move in and enjoy!