



503, 1320 1 Street SE
Calgary, Alberta

MLS # A2194983



\$385,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	796 sq.ft.	Age:	2014 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard, Natural Gas

Water: -

Floors: Carpet, Ceramic Tile

Sewer: -

Roof: -

Condo Fee: \$ 553

Basement: -

LLD: -

Exterior: Brick, Concrete, Stone

Zoning: DC

Foundation: -

Utilities: -

Features: See Remarks

Inclusions: N/A

Welcome to ALURA, a modern concrete building featuring top-tier amenities including concierge, advanced building security w a touchscreen LCD entry & 3 elevators. Stay active in the state-of-the-art fitness facility or relax on the rooftop terrace – the perfect place to unwind. Spacious kitchen features sleek white cabinetry, quartz countertops, and stainless-steel appliances, including a refrigerator with a water & ice dispenser. Both bedrooms include walkthrough closets and their own bathrooms– one w a relaxing soaker tub, the other w a modern glass shower. This unit is designed with the working professional in mind, offering an open-concept layout w 2 bedrooms & 2 bathrooms. The bright, sunny living room boasts 9" ceilings & the south-facing windows that flood w natural light. Additional perks include an in-suite washer & dryer, a titled underground parking stall, and a storage locker. Located just steps from the LRT, BMO Convention Centre & 17 Ave & Sunterra, this is urban living at its finest.