



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

1903, 1320 1 Street SE  
Calgary, Alberta

MLS # A2200163



**\$388,800**

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	803 sq.ft.	Age:	2014 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Rubber	Condo Fee:	\$ 558
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stone, Stucco	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, Open Floorplan, Walk-In Closet(s)		

Inclusions: none

Welcome to Alura - your tranquil retreat located 19 floors above Calgary's bustling Core. Offering central air-conditioning, fitness facility and concierge/security in a very well run complex, this bright and open 2 bedroom, 2 bathroom unit comes with fantastic views! Convenience is key with in-suite laundry, Relax and unwind on the cozy balcony, where you can enjoy breathtaking mountain views and soak up the serenity. The 9 ft ceilings throughout the unit create an airy and spacious ambiance. This unit showcases a tile entry transitioning to laminate with a modern eat-in kitchen & white cabinetry, quartz counter tops and stainless steel appliances. This sought after layout has the living room between both bedrooms with balcony access. The spacious master bedroom has a large walk-thru closet to the 4 piece ensuite. An additional bedroom, 3 piece bathroom and in suite laundry complete the total package. Do not overlook the Heated & titled underground parking stall, separate storage locker or the ample underground visitor parking for guests. Walking distance to downtown restaurants, shops, transit, 17 Ave Red-Mile, Stampede Grounds and LRT this condo has it all!