



**GRASSROOTS**  
REALTY GROUP

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2706, 1320 1 Street SE  
Calgary, Alberta

MLS # A2206650



**\$308,900**

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	536 sq.ft.	Age:	2014 (11 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 379
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stone	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Quartz Counters		

Inclusions: Window coverings

Get ready to experience the home you've always dreamed of! This stunning, move-in ready residence features an open-concept layout and breathtaking panoramic views of downtown. Enjoy upgraded appliances, bright kitchen cabinetry, and beautiful quartz countertops throughout. The modern window coverings provide both natural light and privacy. Thoughtfully designed for optimal flow, this spacious home is filled with natural light and includes in-suite laundry, titled parking, and an assigned storage space. But that's not all! This gem is conveniently located within walking distance of Calgary's downtown core, 17th Avenue, and Stampede Park. You'll find Starbucks, Shoppers Drug Mart, Sunterra Market, and the Victoria Park C-Train Station just a stroll away, along with easy access to biking and walking paths along the river. Discover a fabulous location with all the amenities you need in one of Calgary's most desirable communities! Book your showing today!