



**GRASSROOTS**  
REALTY GROUP

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1909, 1320 1 Street SE  
Calgary, Alberta

MLS # A2212508



**\$414,900**

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	793 sq.ft.	Age:	2014 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 559
Basement:	-	LLD:	-
Exterior:	Concrete, Stone, Stucco	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar		

Inclusions: n/a

Welcome to this freshly painted 2-bedroom, 2-bathroom corner unit offering panoramic downtown Calgary views—including the Calgary Tower and Stampede Grounds—perfect for catching summer fireworks right from your balcony! With one titled underground parking stall, a storage locker, in-suite laundry, concierge service, and access to a full gym, this home delivers both comfort and convenience in one of Calgary's most vibrant, walkable communities. Inside, the smart open-concept layout is flooded with natural light thanks to floor-to-ceiling windows and the added privacy of a corner-unit position. Step out onto your covered balcony and enjoy morning coffee, evening BBQs, or front-row seats to the city skyline—rain or shine. The kitchen is designed for both function and style, with sleek countertops, stainless steel appliances, and ample cabinet space. Fresh paint throughout the home gives it a bright, clean, and move-in ready feel. The spacious primary bedroom includes a built-in closet and private ensuite, while the second bedroom is ideal for guests, a home office, or a flexible bonus space. Both bathrooms are well-maintained with modern, neutral finishes. Enjoy peace of mind with central air conditioning, a secure, well-managed building, and a concierge to greet you in the main lobby. Whether you're catching fireworks in the summer, walking to local cafés and restaurants, or relaxing after work with skyline views, this home offers the best of downtown living. You're just steps away from the core, great shopping, transit, and the upcoming new Flames arena. Don't miss your chance to own this sunlit, corner-unit gem in one of Calgary's most exciting and convenient urban locations!