

2702, 1320 1 Street SE  
 Calgary, Alberta

MLS # A2238270



**\$423,900**

|                    |                                    |               |                                |
|--------------------|------------------------------------|---------------|--------------------------------|
| <b>Division:</b>   | Beltline                           |               |                                |
| <b>Type:</b>       | Residential/High Rise (5+ stories) |               |                                |
| <b>Style:</b>      | Apartment-Single Level Unit        |               |                                |
| <b>Size:</b>       | 795 sq.ft.                         | <b>Age:</b>   | 2014 (11 yrs old)              |
| <b>Beds:</b>       | 2                                  | <b>Baths:</b> | 2                              |
| <b>Garage:</b>     | Parkade, Titled, Underground       |               |                                |
| <b>Lot Size:</b>   | -                                  |               |                                |
| <b>Lot Feat:</b>   | -                                  |               |                                |
| <b>Heating:</b>    | Forced Air, Natural Gas            |               | <b>Water:</b> -                |
| <b>Floors:</b>     | Carpet, Ceramic Tile               |               | <b>Sewer:</b> -                |
| <b>Roof:</b>       | Rubber                             |               | <b>Condo Fee:</b> \$ 554       |
| <b>Basement:</b>   | -                                  |               | <b>LLD:</b> -                  |
| <b>Exterior:</b>   | Brick, Concrete, Stone             |               | <b>Zoning:</b> DC (pre 1P2007) |
| <b>Foundation:</b> | -                                  |               | <b>Utilities:</b> -            |

**Features:** Breakfast Bar, High Ceilings, Open Floorplan, Storage, Walk-In Closet(s)

**Inclusions:** N/A

Welcome to the prestigious Alura! This expansive 800 sq. ft. corner unit on the 27th floor boasts soaring 9-foot ceilings and breathtaking eastward views, perfect for witnessing Alberta’s stunning sunrises. Crafted with modern living in mind, the open-concept layout seamlessly connects a spacious kitchen and living area, making it the perfect setting for both relaxation and entertainment. Both bedrooms are generously proportioned, with the primary suite offering a walk-through closet leading to a stylish four-piece ensuite. Floor-to-ceiling windows flood the home with natural light, framing panoramic views of the Calgary Stampede. This unit includes a titled underground parking stall, a dedicated storage locker, and access to visitor parking. Residents benefit from premium amenities, including an on-site fitness center, resident lounge, full-time concierge service, and round-the-clock security. Ideally located within walking distance of downtown, 17th Avenue, Stampede Park, Starbucks, Shoppers Drug Mart, Sunterra Market, and the Victoria Park C-Train station, it also offers quick access to scenic river pathways for cycling and walking. Experience the best of 18+ living. Schedule your private viewing today and discover this remarkable home!