

**202, 1320 1 Street SE**  
**Calgary, Alberta**

**MLS # A2272431**



## \$475,000

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	969 sq.ft.	<b>Age:</b>	2014 (12 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>	Fan Coil, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 670
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stucco	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, Kitchen Island		

**Inclusions:** Garage Access/Front Door Fob

**Massive Patio + Prime Downtown Lifestyle** Discover urban living at its best in this single-owner 2-bedroom, 2-bathroom condo with an open-concept layout. The kitchen island with quartz counters and stainless steel appliances flows seamlessly into the living and dining area — perfect for entertaining or relaxing at home. Large windows facing the east and south sides of the unit flood the condo with abundant natural lighting. The master suite features a built-in closet and private ensuite, while the second bedroom is ideal for a home office or guest space. Step outside to your patio larger than the condo itself, with South & West exposure — perfect for summer evenings, BBQs, or simply enjoying your private outdoor retreat. Additional conveniences include titled underground parking and an assigned storage locker. Building amenities enhance your lifestyle: fitness center, yoga/wellness space, steam room, landscaped terrace, secure fob access, and 24-hour security. Located just steps from the C-Train, Stampede Grounds, BMO Convention Centre, and the new home of the Calgary Flames, with shops, restaurants, and entertainment all within walking distance, this condo offers the ultimate downtown lifestyle.