

**1601, 1320 1 Street SE**  
**Calgary, Alberta**

**MLS # A2274307**



## \$279,800

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	526 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Rubber	<b>Condo Fee:</b>	\$ 379
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Track Lighting		

**Inclusions:** None

Welcome to this stunning 16th floor one bedroom suite in the modern Alura building. This meticulously maintained unit is move-in ready and comes with breath-taking view to the southeast. Open concept layout, floor-to-ceiling windows allow for sunlight to flood this 9-foot ceiling unit. Kitchen boasts ample cupboard and counter space, stainless steel appliances and a convenient breakfast bar. Spacious dining and living room are good for entertaining. Relax in your balcony with morning coffee, unwind after work or enjoy unobstructed firework at Stampede time. Included also are in-suite laundry, underground titled parking, assigned storage locker, central air-conditioning, tons of visitor parking, bike storage room, concierge / security service, state of the art fitness facility, 2 gyms. Beautiful outdoor terrace to enjoy in summer. Excellent location close to C-train, buses, grocery stores, Stampede Park. Walk to 17th avenue, downtown and top-rated restaurants. This is urban living at it finest. Don't miss the only one-bedroom available in the 18-plus Alura building.