

**602, 1320 1 Street**  
**Calgary, Alberta**

**MLS # A2292535**



**\$399,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	787 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 554
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Mixed	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, No Smoking Home, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to Alura in Calgary's vibrant Beltline! This beautifully maintained 2-bedroom, 2-bathroom condo offers an exceptional downtown lifestyle featuring fantastic views of the Scotiabank Saddledome and Stampede Park. Recently refreshed with fresh paint and brand-new carpets, the home feels bright, clean, and move-in ready. The modern kitchen is perfect for entertaining, complete with quartz countertops, stainless steel appliances, and ample cabinetry. The spacious primary bedroom features a large walk-in closet and a private 4-piece ensuite, while the thoughtful floor plan provides excellent separation between the two bedrooms. Floor-to-ceiling windows fill the space with natural light and lead to a private balcony, ideal for relaxing or barbecuing while enjoying the downtown atmosphere. Residents of Alura enjoy a wide range of premium amenities including a fully equipped fitness centre, concierge service, 24-hour security, central air cooling, and a second floor rooftop terrace. The location is unbeatable—just steps from the Scotiabank Saddledome, the soon to open "Scotia Place", the Calgary C Train Victoria Park/Stampede Station, shopping, dining, and recreation at the MNP Community Sport Centre. This unit also includes one titled underground parking stall, an assigned storage locker, and in-suite laundry for added convenience. Don't miss your opportunity to own in one of downtown Calgary's most desirable buildings—book your private showing today!