

203, 1320 1 Street SE
Calgary, Alberta

MLS # A2318486



\$400,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	963 sq.ft.	Age:	2014 (12 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 670
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stone	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Stone Counters, Storage, Walk-In Closet(s)		

Inclusions: Storage shelf in laundry, TV mount

Welcome to Alura, one of Calgary's premier Beltline high-rise communities. This is a rare opportunity to own one of the largest floor plans in the building, offering over 963 sq ft of living space PLUS approx. 350 sq ft of private outdoor space across 2 expansive patios. Even more rare, only 5 units over 900 sq ft have sold in the building (on MLS), making this an exceptional opportunity in the inner city. This coveted corner unit features the highly desirable "Podium B" floor plan, offering a significantly wider living area than most units in Alura. The SW exposure fills the home with natural light through floor-to-ceiling windows, while A/C ensures year-round comfort. It is remarkably quiet inside while being located in the hustle of the inner city. The open-concept layout showcases LVP flooring throughout, a spacious kitchen with stainless steel appliances, stone countertops, mosaic tile backsplash, maple cabinetry, a pantry, and a large island with breakfast bar seating. The kitchen flows seamlessly into the dining and living areas, creating a bright and inviting atmosphere for everyday living and entertaining. One of the home's standout features is its exceptional outdoor living space. The south-facing patio (approx. 150 sq ft) sunrise views and views of the Stampede grounds, while the west-facing patio (approx. 220 sq ft) is ideal for entertaining & outdoor dining, offers sunset views and views of the Calgary Tower. Together, these 2 outdoor spaces provide additional living space and front-row seats to fireworks displays. The primary bedroom features a walk-in closet, private 4pc ensuite, and direct access to outdoor space. The thoughtfully designed layout places the second bedroom on the opposite side of the unit, providing excellent privacy for guests, roommates, or a home office. A second full bathroom and a convenient laundry/storage room complete the

interior. Additional features include titled underground parking close to the elevator, plenty of indoor visitor parking, a separate storage locker, motorized blinds in the living room, blackout drapes in the primary bedroom, a smart thermostat, humidity-sensing bathroom fans, and the convenience of a garbage chute on the same floor. Alura is a professionally managed and exceptionally well-maintained 18+ building known for its responsive concierge service, strong ownership community, and responsible condo board. Residents enjoy access to a huge fitness centre, yoga/wellness studio, steam room, landscaped outdoor terraces, secure bike storage, secure fob access, 24-hour security, and 3 high-speed elevators. Located steps from Stampede Park, the Saddledome, the future Scotia Place event centre, Victoria Park/Stampede CTrain Station and 17th Ave you'll enjoy immediate access to Calgary's best restaurants, caf&ecute;s, breweries, shopping, nightlife & entertainment. This exceptional home offers a rare combination of size, outdoor space, location, & lifestyle in one of Calgary's most desirable urban communities.