

409, 1320 1 Street SE
Calgary, Alberta

MLS # A2338607



\$364,500

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

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Rubber	Condo Fee:	\$ 583
Basement:	-	LLD:	-
Exterior:	Concrete, Stone, Stucco	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island		

Inclusions: N/A

Beltline location come together. This bright and beautifully maintained 2-bedroom, 2-bathroom condo features expansive floor-to-ceiling windows showcasing panoramic downtown views and a thoughtfully designed layout that provides excellent separation and privacy between the bedrooms. The contemporary kitchen is ideal for both everyday living and entertaining, featuring quartz countertops, stainless steel appliances, sleek cabinetry, and plenty of storage and workspace. The open-concept living and dining area is filled with natural light and extends onto a private balcony with a gas line, creating the perfect spot to relax or barbecue while taking in the city skyline. The spacious primary bedroom comfortably accommodates a king-size bed and includes a walk-in closet and private 4-piece ensuite. A well-sized second bedroom and additional full bathroom provide flexibility for guests, a roommate, or a home office. Additional features include central air conditioning, in-suite laundry, one titled underground parking stall, and an assigned storage locker. Residents of Alura enjoy an impressive collection of building amenities, including concierge service, 24/7 security, a fully equipped fitness facility, and a second-floor rooftop terrace and garden. Located in the heart of Calgary's vibrant Beltline, this home offers exceptional walkability with the Victoria Park/Stampede CTrain Station, MNP Community & Sport Centre, Scotia Place, restaurants, shopping, entertainment, and nightlife all just steps away. Whether you're looking for a stylish urban home or a well-located addition to your real estate portfolio, this is an outstanding opportunity to experience downtown Calgary living at its best. For more information, click the links below!