

1207, 1320 1 Street SE  
Calgary, Alberta

MLS # A2236862



## \$399,800

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Beltline                           |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 794 sq.ft.                         | <b>Age:</b>   | 2014 (11 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Heated Garage, Titled, Underground |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                |                   |                 |
|--------------------|--------------------------------|-------------------|-----------------|
| <b>Heating:</b>    | Forced Air, Natural Gas        | <b>Water:</b>     | -               |
| <b>Floors:</b>     | Carpet, Ceramic Tile           | <b>Sewer:</b>     | -               |
| <b>Roof:</b>       | Membrane                       | <b>Condo Fee:</b> | \$ 554          |
| <b>Basement:</b>   | None                           | <b>LLD:</b>       | -               |
| <b>Exterior:</b>   | Brick, Concrete, Stucco        | <b>Zoning:</b>    | DC (pre 1P2007) |
| <b>Foundation:</b> | -                              | <b>Utilities:</b> | -               |
| <b>Features:</b>   | Breakfast Bar, Quartz Counters |                   |                 |

**Inclusions:** N/A

Best corner unit with breathtaking views of downtown Calgary and Rocky Mountains! Welcome to your stunning 12th floor 2 bedroom 2 bathroom corner suite in Alura building, a modern gem located in the heart of Victoria Park within Calgary's vibrant Beltline district. Enjoy the vibrant downtown Calgary lifestyle, with Stampede Park, BMO Convention Centre, Saddledome, trendy 17th Ave and Victoria Park LRT Station just steps away. The unit features a 9 foot ceiling with floor to ceiling windows, which offer plenty of sun light throughout the day. It is upgraded with premium packages, stainless steel appliances, quartz countertops, stone backsplash, brand new dishwasher (2025), large open kitchen with breakfast bar, in-suite laundry and central air conditioning to keep those hot summer days cool. Step outside onto your spacious west balcony where you can enjoy the beautiful sunset in the evenings. You also have access to 2 fitness facilities, a beautiful courtyard, bike room, assigned storage locker, titled heated underground parking and ample visitor parking. 24/7 concierge and security personnel. A must see!