

# \$419,900 - 1903, 1320 1 Street Se, Calgary

MLS® #A2200163

**\$419,900**

2 Bedroom, 2.00 Bathroom, 803 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

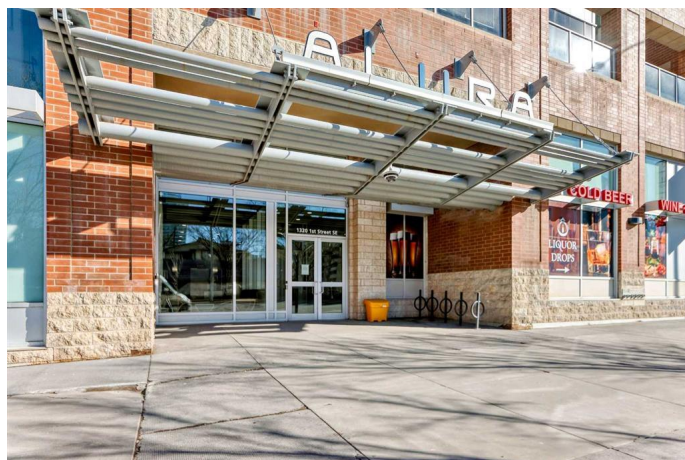
Welcome to Alura - your tranquil retreat located 19 floors above Calgary's bustling Core. Offering central air-conditioning, fitness facility and concierge/security in a very well run complex, this bright and open 2 bedroom, 2 bathroom unit comes with fantastic views! Convenience is key with in-suite laundry, Relax and unwind on the cozy balcony, where you can enjoy breathtaking mountain views and soak up the serenity. The 9 ft ceilings throughout the unit create an airy and spacious ambiance. This unit showcases a tile entry transitioning to laminate with a modern eat-in kitchen & white cabinetry, quartz counter tops and stainless steel appliances. This sought after layout has the living room between both bedrooms with balcony access. The spacious master bedroom has a large walk-thru closet to the 4 piece ensuite. An additional bedroom, 3 piece bathroom and in suite laundry complete the total package. Do not overlook the Heated & titled underground parking stall, separate storage locker or the ample underground visitor parking for guests. Walking distance to downtown restaurants, shops, transit, 17 Ave Red-Mile, Stampede Grounds and LRT this condo has it all!

Built in 2014

## Essential Information

MLS® #                      A2200163

Price                         \$419,900



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 803               |
| Acres          | 0.00              |
| Year Built     | 2014              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 1903, 1320 1 Street Se |
| Subdivision | Beltline               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2G 0G8                |

### Amenities

|                |                                                                                 |
|----------------|---------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Parking, Secured Parking, Storage, Visitor Parking |
| Parking Spaces | 1                                                                               |
| Parking        | Titled, Underground                                                             |

### Interior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | Closet Organizers, High Ceilings, Open Floorplan, Walk-In Closet(s)         |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                                     |
| Cooling           | Central Air                                                                 |
| # of Stories      | 29                                                                          |

### Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Balcony                        |
| Roof              | Rubber                         |
| Construction      | Brick, Concrete, Stone, Stucco |
| Foundation        | Poured Concrete                |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | March 6th, 2025 |
| Days on Market | 43              |
| Zoning         | DC              |

**Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Office | Homecare Realty Ltd. |
|----------------|----------------------|

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