

2807, 1320 1 Street SE  
Calgary, Alberta

MLS # A2226899

\$439,900

|           |  |        |                   |
|-----------|--|--------|-------------------|
| Division: | Beltline   |        |                   |
| Type:     | Residential/High Rise (5+ stories)               |        |                   |
| Style:    | Apartment-Single Level Unit                      |        |                   |
| Size:     | 789 sq.ft.                                       | Age:   | 2014 (11 yrs old) |
| Beds:     | 2  | Baths: | 2                 |
| Garage:   | Insulated, Parkade, Secured, Titled, Underground |        |                   |
| Lot Size: | -  |        |                   |
| Lot Feat: | -  |        |                   |

|             |  |            |                 |
|-------------|--|------------|-----------------|
| Heating:    | Fan Coil, Natural Gas  | Water:     | -               |
| Floors:     | Carpet, Ceramic Tile   | Sewer:     | -               |
| Roof:       | Asphalt/Gravel   | Condo Fee: | \$ 554          |
| Basement:   | -  | LLD:       | -               |
| Exterior:   | Concrete, Stucco   | Zoning:    | DC (pre 1P2007) |
| Foundation: | -  | Utilities: | -               |
| Features:   | Elevator, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s) |            |                 |

Inclusions: N/A

Welcome to your sky-high sanctuary, where luxury meets lifestyle in one of Calgary's most coveted addresses in the heart of the Beltline. This freshly painted, 2-bedroom, 2-bathroom stunner is perched on the 28th floor, offering jaw-dropping panoramic views of the vibrant city skyline including Calgary Tower, plus an unobstructed MOUNTAIN VIEW! Wake up to golden sunrises and unwind to the glow of city lights—all framed by floor-to-ceiling, professionally tinted windows that provide comfort, privacy, and style. Step inside a bright, open-concept layout where the sleek kitchen flows seamlessly into the spacious living area—ideal for entertaining or recharging above the buzz of the city. The primary suite is your personal retreat with a walk-in closet and private ensuite, while the second bedroom and full bath offer versatility for guests, roommates, or your home office needs. Enjoy the ease of in-suite laundry, an amazing gym, TITLED secured parking, and secure building access with concierge service. Outside your door? Endless options—minutes away from vibrant 17th Ave SW, where you'll find top restaurants, cafes, and nightlife. The river path for walking and biking, a large park, and grocery stores all just steps away. Whether you're a professional craving the ultimate live-work-play hub or simply drawn to bold city living, this is more than just a condo—it's your front-row seat to the best of Calgary.