1205, 1320 1 Street SE
Calgary, Alberta

MLS # A2206651

$294,900

Division:	Beltline
Type:	Residential/High Rise (5+ stories)
Style:	Apartment-Single Level Unit
Size:	536 sq.ft.
Age:	2014 (11 yrs old)
Beds:	1
Baths:	1
Garage:	Parkade, Titled, Underground
Lot Size:	-
Lot Feat:	-

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Ceramic Tile	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 379
Basement:	-	**LLD:**	-
Exterior:	Brick, Concrete, Stone	**Zoning:**	DC
Foundation:	-	**Utilities:**	-
Features:	Breakfast Bar, Laminate Counters, No Smoking Home		

Inclusions:	N\A

Experience breathtaking mountain and city skyline views from the impeccably managed Alura building! This one-bedroom, one-bathroom unit features a well-thought-out layout, making it an ideal choice for first-time buyers or investors. The kitchen boasts ample cabinet and counter space, including a convenient peninsula seating area. Both tile and carpet flooring have been meticulously maintained, while in-suite laundry adds an extra layer of convenience. The property includes one titled underground parking stall that is heated and secure, along with an assigned storage locker. Residents of Alura enjoy exclusive amenities such as fitness facilities, central air conditioning, bike storage, a communal outdoor patio, visitor parking, and concierge service from 9 AM to 7 PM. Located just steps away from 17th Avenue, the LRT, BMO Centre, Macleod Trail, and Stampede grounds, you'll find a wealth of shopping, dining, public transport, and entertainment options all within a short walking distance. This is urban living at its finest! Book your showing now before it's gone!