1502, 1320 1 Street SE
Calgary, Alberta

MLS # A2211546

$389,900

Division:	Beltline
Type:	Residential/High Rise (5+ stories)
Style:	Apartment-Single Level Unit

Size:	793 sq.ft.	**Age:**	2014 (11 yrs old)
Beds:	2	**Baths:**	2

Garage:	Underground
Lot Size:	-
Lot Feat:	-

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Tile	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 554
Basement:	-	**LLD:**	-
Exterior:	Concrete	**Zoning:**	DC
Foundation:	-	**Utilities:**	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions:	N/A

Live the carefree lifestyle in the heart of downtown at the Alura condo. Enjoy unobstructed views of City, the stampede grounds & breathtaking sunrises on your east facing balcony! Top-notch amenities include titled heated underground parking, storage locker, in-suite laundry, 3 elevators, bike room, TWO fitness facilities inside with his/her baths, a yoga studio, central A/C, a stunning courtyard, daytime concierge services & on site security at night. The unit boasts 2 spacious bedrooms (master with walk-in closet & 4-piece ensuite), 2 bathrooms, a stunning kitchen with upgraded stainless steel appliances, QUARTZ countertops, & mosaic glass tile backsplash, & 9’ ceilings. Being a corner unit, the wall of windows from 2 sides lets in an amazing amount of natural sunlight. The location is excellent right next to the Saddledome & Victoria Park/Stampede LRT Station, near the corner of 17th Ave SW & Macleod Trail. Walk to work, a wide variety of shopping & dining options, walking & biking paths, parks.