

402, 1320 1 Street SE
Calgary, Alberta

MLS # A2215167



\$385,000

Heating: Baseboard, Forced Air, Hot Water, Natural Gas

Floors: Carpet, Ceramic Tile

Roof: Other

Basement: -

Exterior: Brick, Concrete, Stone

Foundation: Other

Features: Stone Counters

Inclusions: N/A

Division: Beltline

Type: Residential/High Rise (5+ stories)

Style: Apartment-Single Level Unit

Size: 799 sq.ft. **Age:** 2014 (11 yrs old)

Beds: 2 **Baths:** 2

Garage: Parkade, Titled

Lot Size: -

Lot Feat: -

Water: -

Sewer: -

Condo Fee: \$ 583

LLD: -

Zoning: DC (pre 1P2007)

Utilities: -

Welcome to this well maintained, bright corner unit 2-bedroom, 2-bathroom condo in the centrally located Alura building offers an amazing downtown lifestyle opportunity. Upon entering, you're greeted with a welcoming, spacious entrance and ample storage for shoes and coats. The main living area features impressive southwest-facing floor-to-ceiling windows that fill the space with natural light and offer stunning sunset views, amazing for entertaining guests. The open concept layout connects the living space to the modern kitchen, featuring beautiful cabinets, quartz countertops, and stainless steel appliances. Two spacious bedrooms, with the primary bedroom having a large walk-in closet and 4 piece ensuite. Enjoy the convenience of in-suite laundry and step out onto your private balcony to soak in the sights and sounds of downtown Calgary. Keep cool during the hot summer with central air conditioning. The condo includes a secured titled underground parking stall and an assigned storage locker in a secured room, providing ample storage space. The Alura building is highly reputed for its exceptional amenities. There is a dedicated concierge service and two super functional fitness centers. One will find a spacious outdoor common patio area adjacent the gym, ideal for hosting guests. The building also includes a beautiful courtyard, bike storage room and visitor parking. Enjoy the Calgary Stampede, being just steps away from the Stampede Grounds. Shops, including a grocery store within the building along with restaurants, entertainment options, and parks are all nearby, making this location superb downtown location.