ROBERT HART MOORE
GRASSROOTS REALTY GROUP

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2102, 1320 1 Street SE
Calgary, Alberta

MLS # A2228335

$439,000

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

Size:	787 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, Ceramic Tile	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 554
Basement:	-	**LLD:**	-
Exterior:	Brick, Concrete, Stone	**Zoning:**	DC
Foundation:	-	**Utilities:**	-

Features: Closet Organizers, No Animal Home, No Smoking Home, Walk-In Closet(s)

Inclusions: N/A

Perched high on the 21st floor, this breathtaking corner unit in the iconic Alura building offers stunning panoramic views of downtown Calgary and the majestic Rocky Mountains. Located in the heart of Victoria Park within Calgary’s vibrant Beltline district, this modern 2-bedroom, 2-bathroom suite delivers the ultimate downtown lifestyle. Just steps from Stampede Park, BMO Centre, Saddledome, 17th Ave, and the Victoria Park LRT Station, you’re at the center of it all. Inside, enjoy 9-foot ceilings and floor-to-ceiling windows that flood the space with natural light throughout the day. The home is fully upgraded with premium finishes, including stainless steel appliances, granite countertops, a stone tile backsplash, a large open kitchen with breakfast bar, and the comfort of central air conditioning. Step out onto the spacious west-facing balcony to take in spectacular sunsets over the skyline. Additional features include in-suite laundry, access to two fitness facilities, a beautiful landscaped courtyard, bike storage, a titled heated underground parking stall, an assigned storage locker, and plenty of visitor parking. With 24/7 concierge and security, Alura offers unmatched convenience and peace of mind. This is luxury Beltline living at its finest—a must-see opportunity!