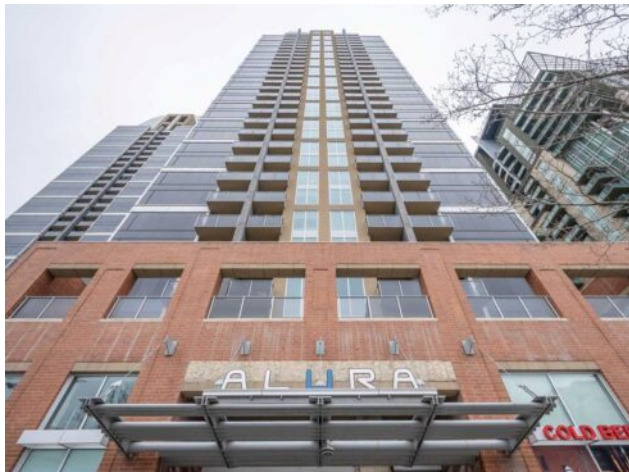


**1802, 1320 1 Street SE**  
**Calgary, Alberta**

**MLS # A2294144**



**\$399,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	784 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 554
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	None		

Welcome to Alura – Elevated Downtown Living Experience urban living at its finest in one of Calgary’s most sought-after condo buildings—Alura. This stunning 2-Bedroom, 2-Bathroom unit features Brand New Deluxe Vinyl Plank Flooring in Living Room and Quality Carpet with upgraded underlay in both bedrooms offers exceptional comfort and style. Enjoy the convenience of In suite laundry. To complete with one Titled heated underground parking and assigned Storage locker. Unbeatable locations just steps to the C-Train, 17th Avenue, Stampede Ground, BMO Centre, Scotia Place, shopping, dining and downtown amenities. Inside, you’ll find 9-foot ceilings and floor-to-ceiling windows that flood the space with natural light while showcasing breathtaking city and mountain views. The stylish Kitchen is both functional and modern, featuring Quartz Countertops, sleek Cabinetry, and Stainless Steel appliances, seamlessly connecting to the main Living area - perfect for everyday living and entertaining. With 784 sq. ft. of thoughtfully designed space, the highly functional layout positions the living area between both bedrooms, providing optimal privacy - perfect for guests and roommates. The Open-Concept living and dining area creates a welcoming space to relax or host. The primary bedroom includes a walk-through closet and a well-appointed 4-piece ensuite. The second bedroom is generously sized and conveniently located near a full 3-piece bathroom, making it ideal as a guest room or home office. Residents of Alura enjoy a range of premium amenities, including central Air Conditioning, a Fitness facility, Concierge Service, Security, bike storage, outdoor patio and visitor parking - all within a professionally managed building. Ideally suited for both

end-users and investors, this property offers strong long-term livability and rental potential in a prime location. Don't miss your opportunity to own in one of Calgary's premier downtown buildings!