

**2402, 1320 1 Street SE**  
**Calgary, Alberta**

**MLS # A2300790**



**\$415,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	790 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>	Fan Coil, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 554
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Mixed	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Walk-In Closet(s)		

**Inclusions:** Furniture is negotiable

Welcome to the Alura! This bright CORNER UNIT is located on the 24tH FLOOR and has panoramic views of the new Scotia Place, stampede grounds & the Rocky Mountains! . With an open floor plan boasting a full bank of windows to enjoy the views plus the living room which also has a patio door leading to your cover balcony and a well appointed kitchen this fully furnished home is move in ready and not to be missed. The kitchen has an extra large peninsula island with seating, tiled backsplash, white counters, stainless steel appliances and plenty of cabinets. There are 2 good sized bedrooms, which includes the primary with an ensuite and walk-in closet, the main bath, insuite laundry and a titled parking stall to complete this home. The Alura complex has much to offer from the 2 fitness centres, patio and garden areas and bike storage to the fact that it is just steps away from transit & LRT, parks, the stampede grounds, the many amenities of 17th Avenue and you can walk to work downtown! Don't miss out on this amazing opportunity!