

**902, 1320 1 Street SE**  
**Calgary, Alberta**

**MLS # A2311112**



**\$399,999**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	803 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 554
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stone, Stucco	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home		

**Inclusions:** Blinds in living room included.

Perched on the 9th floor in the sought-after Alura, this meticulously maintained corner-unit condo offers the ultimate blend of elevated city living, comfort, and convenience. With breathtaking views of downtown and the Calgary Stampede grounds, this bright and modern 2-bedroom, 2-bathroom home is designed to impress from the moment you walk in. Flooded with natural light through floor-to-ceiling windows, the open-concept layout features soaring 9-foot ceilings, central air conditioning, and a sleek contemporary kitchen complete with granite countertops, stainless steel appliances, and an oversized eating bar perfect for entertaining or casual dining. The spacious primary retreat offers a walk-in closet and private 4-piece ensuite, while the second bedroom provides incredible flexibility for guests, roommates, or a stylish work-from-home setup. Enjoy true lock-and-leave living with premium amenities including titled underground parking with an oversized stall, storage locker, in-suite laundry, a fully equipped fitness centre, rooftop terrace, full-time concierge/security, and 3 high-speed elevators. Located just steps from the downtown core, C-Train, restaurants, nightlife, shopping, and endless entertainment, this is urban living at its finest. Whether you're a professional, investor, first-time buyer, or downsizer seeking a vibrant lifestyle, this exceptional unit checks every box. Don't miss your chance to experience the best of downtown Calgary living!