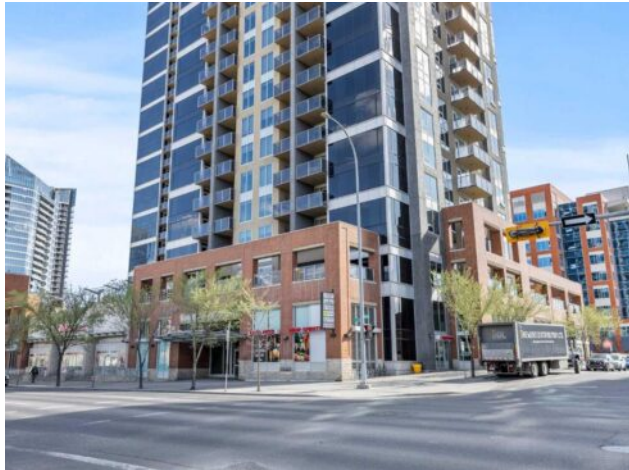


2208, 1320 1 Street SE
Calgary, Alberta

MLS # A2311242



\$350,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	795 sq.ft.	Age:	2014 (12 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Titled, 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, Mixed	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	High Ceilings, Soaking Tub, Stone Counters, Walk-In Closet(s)		
Inclusions:	N/A		

****Seller is offering to cover 6 MONTHS OF CONDO FEES for the new owner**** Experience the best of downtown Calgary living in this beautifully designed 2 bedroom, 2 bathroom condo offering nearly 800 sq ft of stylish and functional space. Perfectly suited for professionals, roommates, first-time buyers, or downsizers, this move-in ready unit combines comfort, convenience, and an unbeatable urban lifestyle in the heart of the city. Inside, you’ll find a bright open-concept layout highlighted by FLOOR-TO-CEILING WINDOWS that flood the space with natural light while showcasing incredible city views. The modern kitchen features STAINLESS STEEL APPLIANCES, STONE COUNTERTOPS, sleek cabinetry, and a seamless flow into the dining and living areas, creating an ideal setup for entertaining or everyday living. Designed with privacy in mind, the two bedrooms are positioned on opposite sides of the unit, each complete with WALK-THROUGH CLOSETS and access to full bathrooms. The spacious primary retreat offers a private 4-piece ensuite, while the second bedroom connects conveniently to the main bathroom, which also features access from the main living area for guests. NEW CARPET adds warmth and comfort to the bedrooms, complementing the durable tile flooring throughout the main living spaces. Additional features include CENTRAL AIR CONDITIONING and convenient IN-SUITE LAUNDRY. Residents of this well-managed building enjoy access to excellent amenities including a FULLY EQUIPPED FITNESS CENTRE and a sunny outdoor courtyard perfect for relaxing or meeting with friends. The unit also includes TITLED UNDERGROUND PARKING and ASSIGNED STORAGE for added convenience. Located just steps from restaurants, cafes, shopping, transit, and Calgary’s river

pathways, this condo offers exceptional walkability and easy access to everything downtown has to offer. Whether you're looking for an investment property or a stylish place to call home, this is an incredible opportunity to enjoy urban living at its finest.