ROBERT HART MOORE GRASSROOTS REALTY GROUP

780-897-4170

robert@grassrootsrealtygroup.ca

2305, 1320 1 Street SE Calgary, Alberta

MLS # A2171036



\$309,800

Division: Beltline Residential/High Rise (5+ stories) Type: High-Rise (5+) Style: Size: 535 sq.ft. Age: 2014 (11 yrs old) **Beds:** Baths: Garage: Parkade, Underground Lot Size: Lot Feat:

Heating: Water: Forced Air Floors: Sewer: Carpet, Ceramic Tile **Condo Fee:** Roof: \$379 **Basement:** LLD: Exterior: Zoning: DC Brick, Concrete Foundation: **Utilities:**

Features: No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters

Inclusions: N/A

Stunning West view of Rocky Mountain! Situated at the heart of downtown Calgary, a great place to start urban living. This unit offers central air conditioning, upgrade kitchen, quartz counter top with dinning area, stone backsplash, built-in Microwave/Hood fan, in suite laundry, 4 pieces bathroom, assigned locker, and a titled parking stall in an underground heated parkade. There is access to a fully equipped gym. It is within minutes to C-Tran station. It is walking distance to Stampede park and Calgary Flames area. Book your showing today before it is gone.