

# \$385,000 - 402, 1320 1 Street Se, Calgary

MLS® #A2215167

**\$385,000**

2 Bedroom, 2.00 Bathroom, 799 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to this well maintained, bright corner unit 2-bedroom, 2-bathroom condo in the centrally located Alura building offers an amazing downtown lifestyle opportunity.

Upon entering, you're greeted with a welcoming, spacious entrance and ample storage for shoes and coats. The main living area features impressive southwest-facing floor-to-ceiling windows that fill the space with natural light and offer stunning sunset views, amazing for entertaining guests. The open concept layout connects the living space to the modern kitchen, featuring beautiful cabinets, quartz countertops, and stainless steel appliances. Two spacious bedrooms, with the primary bedroom having a large walk-in closet and 4 piece ensuite.

Enjoy the convenience of in-suite laundry and step out onto your private balcony to soak in the sights and sounds of downtown Calgary. Keep cool during the hot summer with central air conditioning. The condo includes a secured titled underground parking stall and an assigned storage locker in a secured room, providing ample storage space.

The Alura building is highly reputed for its exceptional amenities. There is a dedicated concierge service and two super functional fitness centers. One will find a spacious outdoor common patio area adjacent the gym, ideal for hosting guests. The building also



includes a beautiful courtyard, bike storage room and visitor parking. Enjoy the Calgary Stampede, being just steps away from the Stampede Grounds. Shops, including a grocery store within the building along with restaurants, entertainment options, and parks are all nearby, making this location superb downtown location.

Built in 2014

**Essential Information**

MLS® #	A2215167
Price	\$385,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	799
Acres	0.00
Year Built	2014
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	402, 1320 1 Street Se
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G0G8

**Amenities**

Amenities	Elevator(s), Fitness Center, Secured Parking, Storage, Trash
Parking Spaces	1
Parking	Parkade, Titled

**Interior**

Interior Features	Stone Counters
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard, Forced Air, Hot Water, Natural Gas
Cooling	Central Air
# of Stories	29

## Exterior

Exterior Features	Balcony
Roof	Other
Construction	Brick, Concrete, Stone
Foundation	Other

## Additional Information

Date Listed	April 26th, 2025
Days on Market	3
Zoning	DC (pre 1P2007)

## Listing Details

Listing Office	RE/MAX First
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