

1105, 1320 1 Street SE  
Calgary, Alberta

MLS # A2216949



**\$289,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	535 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Membrane	<b>Condo Fee:</b>	\$ 408
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, High Ceilings, No Smoking Home, Pantry		

**Inclusions:** N/A

Welcome to ALURA! This immaculately kept and move-in ready one bedroom unit offers stunning panoramic views of the city and mountains! Enjoy the vibrant downtown Calgary lifestyle, conveniently located close to Stampede park, BMO Centre, Sunterra Market, Shoppers Drug Mart, TD and RBC bank, Korean H-Mart, trendy 17th Ave, and C-train just steps away. It features a 9 foot ceiling with floor to ceiling windows bathed with tons of natural light. Unit is upgraded with premium packages, stainless appliances, quartz counters, BRAND NEW Refrigerator (April 2025). Updated kitchen lights. and a large open kitchen with breakfast bar. In suite laundry. Central air conditioning keeps you cool in the summer. You have access to 2 fitness facilities and a beautiful courtyard. Comes with titled underground parking, assigned storage locker and 24/7 concierge service. 18+ building. A must see! Book your private showing today!