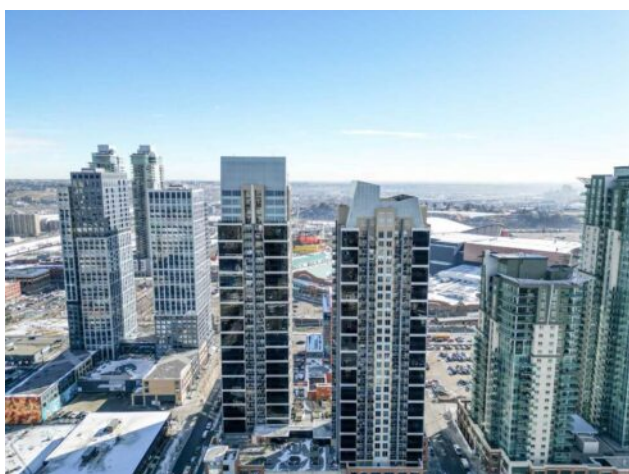


602, 1320 1 Street
Calgary, Alberta

MLS # A2292535



\$399,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	787 sq.ft.	Age:	2014 (12 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 554
Basement:	-	LLD:	-
Exterior:	Concrete, Mixed	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Closet Organizers, No Smoking Home, Walk-In Closet(s)		

Inclusions: N/A

Welcome to Alura in Calgary's vibrant Beltline! This beautifully maintained 2-bedroom, 2-bathroom condo offers an exceptional downtown lifestyle featuring fantastic views of the Scotiabank Saddledome and Stampede Park. Recently refreshed with fresh paint and brand-new carpets, the home feels bright, clean, and move-in ready. The modern kitchen is perfect for entertaining, complete with quartz countertops, stainless steel appliances, and ample cabinetry. The spacious primary bedroom features a large walk-in closet and a private 4-piece ensuite, while the thoughtful floor plan provides excellent separation between the two bedrooms. Floor-to-ceiling windows fill the space with natural light and lead to a private balcony, ideal for relaxing or barbecuing while enjoying the downtown atmosphere. Residents of Alura enjoy a wide range of premium amenities including a fully equipped fitness centre, concierge service, 24-hour security, central air cooling, and a second floor rooftop terrace. The location is unbeatable—just steps from the Scotiabank Saddledome, the soon to open "Scotia Place", the Calgary C Train Victoria Park/Stampede Station, shopping, dining, and recreation at the MNP Community Sport Centre. This unit also includes one titled underground parking stall, an assigned storage locker, and in-suite laundry for added convenience. Don't miss your opportunity to own in one of downtown Calgary's most desirable buildings—book your private showing today!