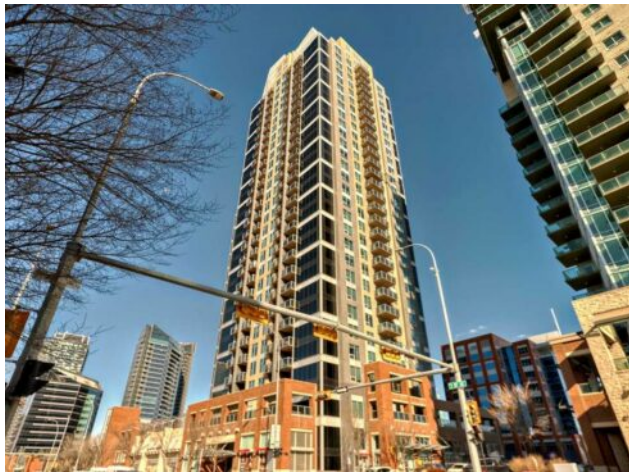


1903, 1320 1 Street SE
Calgary, Alberta

MLS # A2200163



\$388,800

| | | | |
|------------------|------------------------------------|---------------|-------------------|
| Division: | Beltline | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 803 sq.ft. | Age: | 2014 (11 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Titled, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|---|-------------------|--------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Ceramic Tile, Laminate | Sewer: | - |
| Roof: | Rubber | Condo Fee: | \$ 558 |
| Basement: | - | LLD: | - |
| Exterior: | Brick, Concrete, Stone, Stucco | Zoning: | DC |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Closet Organizers, High Ceilings, Open Floorplan, Walk-In Closet(s) | | |

Inclusions: none

Welcome to Alura - your tranquil retreat located 19 floors above Calgary's bustling Core. Offering central air-conditioning, fitness facility and concierge/security in a very well run complex, this bright and open 2 bedroom, 2 bathroom unit comes with fantastic views! Convenience is key with in-suite laundry, Relax and unwind on the cozy balcony, where you can enjoy breathtaking mountain views and soak up the serenity. The 9 ft ceilings throughout the unit create an airy and spacious ambiance. This unit showcases a tile entry transitioning to laminate with a modern eat-in kitchen & white cabinetry, quartz counter tops and stainless steel appliances. This sought after layout has the living room between both bedrooms with balcony access. The spacious master bedroom has a large walk-thru closet to the 4 piece ensuite. An additional bedroom, 3 piece bathroom and in suite laundry complete the total package. Do not overlook the Heated & titled underground parking stall, separate storage locker or the ample underground visitor parking for guests. Walking distance to downtown restaurants, shops, transit, 17 Ave Red-Mile, Stampede Grounds and LRT this condo has it all!