

# \$423,900 - 2702, 1320 1 Street Se, Calgary

MLS® #A2198729

**\$423,900**

2 Bedroom, 2.00 Bathroom, 795 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to the prestigious Alura! This expansive 800 sq. ft. corner unit on the 27th floor boasts soaring 9-foot ceilings and breathtaking eastward views, perfect for witnessing Alberta's stunning sunrises. Crafted with modern living in mind, the open-concept layout seamlessly connects a spacious kitchen and living area, making it the perfect setting for both relaxation and entertainment. Both bedrooms are generously proportioned, with the primary suite offering a walk-through closet leading to a stylish four-piece ensuite. Floor-to-ceiling windows flood the home with natural light, framing panoramic views of the Calgary Stampede.

This unit includes a titled underground parking stall, a dedicated storage locker, and access to visitor parking. Residents benefit from premium amenities, including an on-site fitness center, resident lounge, full-time concierge service, and round-the-clock security. Ideally located within walking distance of downtown, 17th Avenue, Stampede Park, Starbucks, Shoppers Drug Mart, Sunterra Market, and the Victoria Park C-Train station, it also offers quick access to scenic river pathways for cycling and walking.

Experience the best of 18+ living. Schedule your private viewing today and discover this remarkable home!

Built in 2014



## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2198729          |
| Price          | \$423,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 795               |
| Acres          | 0.00              |
| Year Built     | 2014              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 2702, 1320 1 Street Se |
| Subdivision | Beltline               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2G 0G8                |

## Amenities

|                |                                                                     |
|----------------|---------------------------------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Recreation Facilities, Visitor Parking |
| Parking Spaces | 1                                                                   |
| Parking        | Parkade, Underground                                                |

## Interior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, High Ceilings, Open Floorplan, Storage, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer             |
| Heating           | Forced Air, Natural Gas                                                  |
| Cooling           | Central Air                                                              |
| # of Stories      | 30                                                                       |

## Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Balcony, Courtyard     |
| Roof              | Rubber                 |
| Construction      | Brick, Concrete, Stone |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | March 5th, 2025 |
| Days on Market | 47              |
| Zoning         | DC              |

### **Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|



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