\$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

Year Built

Essential Information

MLS® # A2215167 Price \$385,000

Bedrooms 2
Bathrooms 2.00
Full Baths 2
Square Footage 799
Acres 0.00

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

Community Information

Address 402, 1320 1 Street Se

2014

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 1

Zoning DC (pre 1P2007)

Listing Details

Listing Office RE/MAX First

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