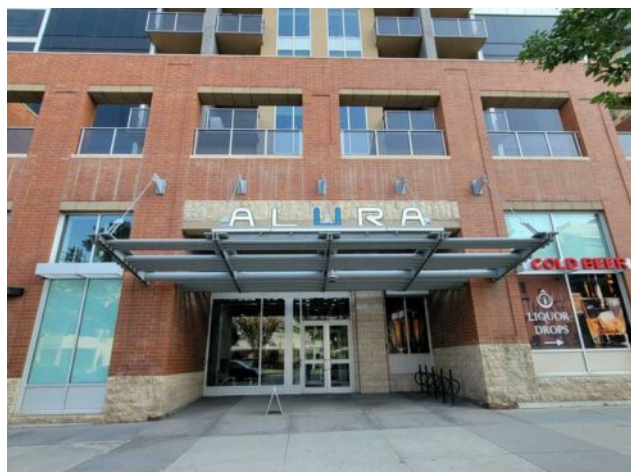


1601, 1320 1 Street SE  
Calgary, Alberta

MLS # A2255324



# \$289,900

|           |                                     |        |                   |
|-----------|-------------------------------------|--------|-------------------|
| Division: | Beltline                            |        |                   |
| Type:     | Residential/High Rise (5+ stories)  |        |                   |
| Style:    | Apartment-Single Level Unit         |        |                   |
| Size:     | 526 sq.ft.                          | Age:   | 2014 (11 yrs old) |
| Beds:     | 1                                   | Baths: | 1                 |
| Garage:   | Parkade, Stall, Titled, Underground |        |                   |
| Lot Size: | -                                   |        |                   |
| Lot Feat: | -                                   |        |                   |

|             |                                                                                                  |            |                 |
|-------------|--------------------------------------------------------------------------------------------------|------------|-----------------|
| Heating:    | Forced Air                                                                                       | Water:     | -               |
| Floors:     | Carpet, Tile                                                                                     | Sewer:     | -               |
| Roof:       | Rubber                                                                                           | Condo Fee: | \$ 379          |
| Basement:   | -                                                                                                | LLD:       | -               |
| Exterior:   | Concrete                                                                                         | Zoning:    | DC (pre 1P2007) |
| Foundation: | -                                                                                                | Utilities: | -               |
| Features:   | Breakfast Bar, High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Track Lighting |            |                 |

Inclusions: None

Welcome to Alura. Vacant and move-in ready, this meticulously maintained one-bedroom unit boasts beautiful open view to the southeast. Great open concept floorplan. Kitchen has ample cabinet and counter space, stainless steel appliances and a breakfast bar. Good-sized dining and living room. Spacious bedroom next to a 4-piece bath. Step outside onto your spacious balcony ideal for morning coffee or unwinding after a long day. This unit has a convenient in-suite laundry, one titled underground parking stall, one assigned storage locker, central air-conditioning, fitness facilities, bike storage, concierge service, common outdoor and patio area. Excellent location close to bus stops, grocery stores and top-rated restaurants.