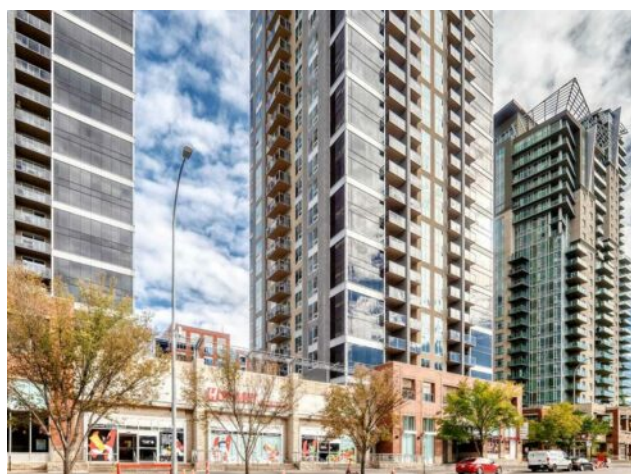


**904, 1320 1 Street SE
Calgary, Alberta**

MLS # A2261061



\$399,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	786 sq.ft.	Age:	2014 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	See Remarks	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Rubber	Condo Fee:	\$ 554
Basement:	-	LLD:	-
Exterior:	Concrete, Stone, Stucco	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Soaking Tub		

Inclusions: NONE

SOUTH WEST CORNER SUITE 2 BDRM, 2 BATH WITH VIEWS OF THE MOUNTAINS. Welcome to the Alura building, a modern gem located in the heart of Victoria Park within Calgary's vibrant Beltline district. You will not be disappointed with this condo and its location. Almost 800 sq ft, excellent open floor plan with bedrooms separated, 9-foot ceilings, luxury vinyl plank flooring, floor-to-ceiling shaded windows, and a large balcony. Enjoy sunsets and surprisingly quiet evenings as the windows in this building are excellent and provide superior soundproofing. The kitchen is very functional and has plenty of counter and storage space. The package includes a titled underground parking stall, a dedicated storage locker in the parking area, 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.