

**206, 1320 1 Street SE**  
**Calgary, Alberta**

**MLS # A2233789**



**\$499,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	955 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 670
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Storage		

**Inclusions:** None

WELCOME TO ALURA – SAY HELLO TO SUMMER WITH THIS MASSIVE PATIO IN THE BELTLINE! Looking for an updated condo with TITLED UNDERGROUND PARKING, A GIANT PATIO, SPACIOUS WALK-IN CLOSET, and WELL-EQUIPPED GYM? How about TWO BEDROOMS, TWO FULL BATHROOMS, and open-concept living and dining space? This beautifully maintained unit offers all of that and more, with a location close to schools, transit, and cafes. Step inside and be greeted by natural light from large windows overlooking the massive, private balcony inviting you to unwind with your favourite beverage. The kitchen is well-equipped with stainless steel appliances and has space for 4 seats at the island bar which looks out over the comfortable living space and dining room. This open-concept flow is perfect for entertaining as your guests can easily flow between the kitchen, dining area, and living room. Don't miss the spacious primary suite, equipped with a sizeable walk-in closet, and a 4-piece ensuite. The second bedroom makes the perfect private space for guests or your home office! You'll love the in-suite laundry, tons of storage, and modern feel. The building features underground visitor parking and a well equipped gym—no need to go out in the cold to get that workout in! CONDO LIVING DOESN'T GET BETTER THAN THIS – BOOK YOUR SHOWING TODAY!