



602, 1320 1 Street  
Calgary, Alberta

MLS # A2292535



**\$389,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Beltline                           |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 787 sq.ft.                         | <b>Age:</b>   | 2014 (12 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Parkade, Titled                    |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |   |                   |                 |
|--------------------|---|-------------------|-----------------|
| <b>Heating:</b>    | Forced Air, Natural Gas                               | <b>Water:</b>     | -               |
| <b>Floors:</b>     | Carpet, Tile  | <b>Sewer:</b>     | -               |
| <b>Roof:</b>       | -   | <b>Condo Fee:</b> | \$ 554          |
| <b>Basement:</b>   | -   | <b>LLD:</b>       | -               |
| <b>Exterior:</b>   | Concrete, Mixed                                       | <b>Zoning:</b>    | DC (pre 1P2007) |
| <b>Foundation:</b> | -   | <b>Utilities:</b> | -               |
| <b>Features:</b>   | Closet Organizers, No Smoking Home, Walk-In Closet(s) |                   |                 |

**Inclusions:** N/A

Welcome to Alura in Calgary's vibrant Beltline! This beautifully maintained 2-bedroom, 2-bathroom condo offers an exceptional downtown lifestyle featuring fantastic views of the Scotiabank Saddledome and Stampede Park. Recently refreshed with fresh paint and brand-new carpets, the home feels bright, clean, and move-in ready. The modern kitchen is perfect for entertaining, complete with quartz countertops, stainless steel appliances, and ample cabinetry. The spacious primary bedroom features a large walk-in closet and a private 4-piece ensuite, while the thoughtful floor plan provides excellent separation between the two bedrooms. Floor-to-ceiling windows fill the space with natural light and lead to a private balcony, ideal for relaxing or barbecuing while enjoying the downtown atmosphere. Residents of Alura enjoy a wide range of premium amenities including a fully equipped fitness centre, concierge service, 24-hour security, central air cooling, and a second floor rooftop terrace. The location is unbeatable—just steps from the Scotiabank Saddledome, the soon to open "Scotia Place", the Calgary C Train Victoria Park/Stampede Station, shopping, dining, and recreation at the MNP Community Sport Centre. This unit also includes one titled underground parking stall, an assigned storage locker, and in-suite laundry for added convenience. Don't miss your opportunity to own in one of downtown Calgary's most desirable buildings—book your private showing today!