



GRASSROOTS
REALTY GROUP

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806, 1320 1 Street SE
Calgary, Alberta

MLS # A2312825



\$259,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	503 sq.ft.	Age:	2014 (12 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 379
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Open Floorplan, Quartz Counters		

Inclusions:	n/a
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Experience vibrant urban living in this west-facing condo at Alura, ideally located in the heart of the Beltline. Showcasing stunning downtown views, this stylish 1-bedroom, 1-bathroom unit offers over 500 sq. ft. of thoughtfully designed living space, complete with a titled underground parking stall. Inside, you’ll find a bright open-concept layout enhanced by floor-to-ceiling windows that flood the home with natural light. Step out onto the private balcony and take in the unobstructed west-facing city views, the perfect spot to unwind or enjoy your morning coffee. The modern kitchen features sleek dark cabinetry, stainless steel appliances, and a contemporary tile backsplash. A generously sized bedroom, full 4-piece bathroom, and convenient in-suite laundry complete the interior. Residents of Alura enjoy premium amenities including a fully equipped fitness centre, recreation room, concierge service, and secure building access. Located just steps from trendy restaurants, cafes, shopping, parks, transit, and everyday conveniences, this home offers exceptional walkability and lifestyle appeal. Whether you're a first-time buyer, urban professional, or investor seeking a prime downtown opportunity, this property checks all the boxes. Schedule your private showing today!