



2809, 1320 1 Street SE  
Calgary, Alberta

MLS # A2317684



**\$375,000**

<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>	Heated Garage, Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 554
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar		

**Inclusions:** 2 Building Fobs, 2 Garage Fobs, Patio Furniture

Located on the sub-penthouse level of Alura, you will be wowed with the views from this home, both day and night. Wake up in the morning and watch the sun rise, and in the evening fall asleep to the lights of the gorgeous city skyline...and with Stampede just around the corner, you'll have front row seats to watch over the grounds and enjoy the nightly fireworks. This fantastic end unit offers 2 well sized bedrooms, 2 full baths ( including the primary ensuite) and a nicely designed main living area with open concept kitchen overlooking the dining area, living room and the city beyond through floor to ceiling windows. Enjoy your east facing covered deck in every season ( and the deck furniture can be included as a bonus!) Your suite comes complete with in suite laundry, an assigned storage locker and titled parking stall. Your guests may also park indoors. Your very affordable condo fees include concierge service, on site management and access to the well equipped gyms. The secure bike room often has vacancies and you can rent a slip for a small yearly fee. Walk everywhere from this location....17th Avenue, 1 Street, 4th street, downtown, Lindsay Park, East Village...you name it. With a stunning view among the clouds and easy access to everything you want or need, this location can't be beat!