



GRASSROOTS
REALTY GROUP

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902, 1320 1 Street SE
Calgary, Alberta

MLS # A2321791



\$360,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	803 sq.ft.	Age:	2014 (12 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 554
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stone, Stucco	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: N/A

Perched on the 9th floor in the sought-after Alura, this meticulously maintained corner-unit condo offers the ultimate blend of elevated city living, comfort, and convenience. With breathtaking views of downtown and the Calgary Stampede grounds, this bright and modern 2-bedroom, 2-bathroom home is designed to impress from the moment you walk in. Flooded with natural light through floor-to-ceiling windows, the open-concept layout features soaring 9-foot ceilings, central air conditioning, and a sleek contemporary kitchen complete with granite countertops, stainless steel appliances, and an oversized eating bar perfect for entertaining or casual dining. The spacious primary retreat offers a walk-in closet and private 4-piece ensuite, while the second bedroom provides incredible flexibility for guests, roommates, or a stylish work-from-home setup. Enjoy true lock-and-leave living with premium amenities including titled underground parking with an oversized stall, storage locker, in-suite laundry, a fully equipped fitness centre, rooftop terrace, full-time concierge/security, and 3 high-speed elevators. Located just steps from the downtown core, C-Train, restaurants, nightlife, shopping, and endless entertainment, this is urban living at its finest. Whether you're a professional, investor, first-time buyer, or downsizer seeking a vibrant lifestyle, this exceptional unit checks every box. Don't miss your chance to experience the best of downtown Calgary living!