



GRASSROOTS
REALTY GROUP

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1502, 1320 1 Street SE
Calgary, Alberta

MLS # A2322618



\$359,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	793 sq.ft.	Age:	2014 (12 yrs old)
Beds:	2	Baths:	2
Garage:	Covered, Parkade, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 554
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: N/A

Experience elevated downtown living in this bright and stylish corner unit in the sought after Alura. Featuring a recently upgraded vinyl flooring throughout, this home offers modern finishes, abundant natural light, and an unbeatable location. Enjoy east facing views of the Calgary skyline, Stampede Grounds, and breathtaking sunrises from your private balcony. Floor to ceiling windows on two sides flood the open concept living space with natural light, creating a warm and inviting atmosphere. The contemporary kitchen features quartz countertops, upgraded stainless steel appliances, mosaic glass tile backsplash, and sleek cabinetry, making it perfect for everyday living and entertainment. The thoughtfully designed layout offers a primary bedroom (with a walk in closet and 4-piece ensuite), a second bedroom and a 3-piece bathroom. Nine foot ceilings, central air conditioning, and in suite laundry add to the comfort and convenience of everyday living. The modern kitchen is beautifully complimented with quartz countertops, upgraded stainless steel appliances, a mosaic glass tile backsplash, and sleek cabinetry. This home also includes the added value of a titled heated underground parking stall and an assigned storage. Alura residents enjoy premium building amenities including daytime concierge service, evening security, three elevators, fitness centres with change rooms, a dedicated yoga studio, a beautifully landscaped courtyard, and secure bike storage. Located steps from Stampede Park, the Saddledome, Victoria Park/Stampede LRT Station, 17th Avenue, restaurants, cafés, shopping, and parks, this home offers the perfect blend of urban convenience and modern comfort. Whether you're a professional looking for a vibrant downtown lifestyle or an investor seeking a highly desirable property, this bright corner unit is move in ready and designed to

impress.