



GRASSROOTS
REALTY GROUP

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2203, 1320 1 Street SE
Calgary, Alberta

MLS # A2324391



\$369,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	795 sq.ft.	Age:	2014 (12 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 554
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions:	NA
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Elevate your perspective from the 22nd floor of Alura. This isn't just a 2-bedroom condo; it's your front-row seat to Calgary's dynamic skyline and the majestic Rocky Mountains. From the moment you step inside, floor-to-ceiling glass floods the open space with natural light, blurring the line between vibrant urban energy and your private sanctuary. Designed with intelligent separation, the layout places the social heart of the home—a sleek quartz and stainless-steel kitchen—between two distinct bedroom retreats, offering effortless privacy for guests, roommates, or a dedicated home office. Step out onto the balcony for morning coffee above the clouds, or step downstairs into the heartbeat of the city. With central A/C, concierge convenience, and heated underground parking, this is seamless inner-city living curated for the modern minimalist or the savvy investor. Your urban sanctuary awaits.