



GRASSROOTS
REALTY GROUP

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2407, 1320 1 Street SE
Calgary, Alberta

MLS # A2350530

\$365,000



Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	788 sq.ft.	Age:	2014 (12 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Off Street, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile
Roof:	Tar/Gravel
Basement:	-
Exterior:	Brick, Concrete, Stucco
Foundation:	Poured Concrete
Features:	No Animal Home, No Smoking Home, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	\$ 553
LLD:	-
Zoning:	DC (pre 1P2007)
Utilities:	-

Inclusions: Furniture in unit included in sale , Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Range Hood, Refrigerator, Washer, Window Coverings

Welcome to this spectacular 24th-floor, 2-bedroom, 2-bathroom corner unit, where breathtaking, unobstructed views of downtown Calgary and the Rocky Mountains greet you the moment you walk through the door. Perfectly positioned to take in stunning views of the Calgary Tower, this bright and inviting home offers an exceptional combination of style, comfort, and location. The open-concept interior is flooded with natural light through floor-to-ceiling windows, creating a warm and spacious atmosphere throughout. The kitchen features stainless steel appliances, quartz countertops, and sleek cabinetry extending to the ceiling, offering both functionality and modern appeal. Additional highlights include in-suite laundry, titled underground parking, and a large assigned storage locker. Enjoy an impressive selection of building amenities, including a fitness center, yoga/wellness space, steam room, social room, landscaped terrace, secure fob access, and 24-hour security. The location is truly unbeatable. Just steps from the C-Train, Stampede Grounds, BMO Convention Centre, Bow river pathways, and the future home of the Calgary Flames, with the downtown core, shops, restaurants, cafés, and entertainment all within easy walking distance. Whether you're enjoying the incredible city views from home or taking advantage of everything downtown Calgary has to offer, this residence delivers the ultimate urban lifestyle with convenience right at your doorstep. Come experience the views, the light, the location, and the lifestyle. This is downtown Calgary living at its best!