

**803, 1320 1 Street SE**  
**Calgary, Alberta**

**MLS # A2229314**



**\$389,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	797 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<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, Metal Siding	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** All Furniture

Live in Style. Live in the Core. Live in Alura! Welcome to this stunning south-facing 2 bed, 2 bath condo with spectacular views and upscale urban living in the heart of Calgary's Beltline. Located in the concrete-built Alura tower, this home impresses with an open-concept layout, floor to ceiling windows, quartz countertops, modern backsplash, and stainless steel appliances that lead to your own private patio—perfect for entertaining or relaxing while taking in breathtaking views. The spacious layout includes in-suite laundry, central A/C, and walk-in closets in both bedrooms. The primary suite features a walk-through closet and a 4-piece ensuite, while the second bedroom is served by a well-appointed cheater ensuite. This unit comes with titled heated underground parking and titled storage, ideal for your bike or seasonal gear. Enjoy year-round BBQs with your gas hook-up on the patio and peace of mind in a secure building with concierge service and 24-hour security. Stay active and healthy with access to a world-class fitness centre, and relax on the rooftop terrace with panoramic views of the city skyline. Alura offers the perfect mix of luxury and practicality, all in one of Calgary's most walkable neighbourhoods. Just steps from the Saddledome, Calgary's new BMO centre, Victoria Park LRT station, Sunterra Market, and MNP Community & Sport Centre, you'll be at the heart of the action with dining, shopping, and recreation right outside your door. Whether you're entertaining guests or simply enjoying the lifestyle, this unit offers it all. Don't miss your chance to call Alura home—schedule your viewing today