

\$449,900 - 609, 1320 1 Street Se, Calgary

MLS® #A2263475

\$449,900

2 Bedroom, 2.00 Bathroom, 790 sqft

Single Family on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to Alura, where timeless elegance meets contemporary design in this fullyÂ renovatedÂ condo. This beautifullyÂ updated property features 2 bedrooms, 2 bathrooms and TWO Titled Parking Stalls - a very rare offering for a Beltline condo! This property redefines luxury urban living in the heart of downtown Calgary. The bright kitchen features mitred-edge marble countertops with a dramatic waterfall finish, a custom Italian-engineered hood fan, and full-height high-gloss cabinetry that provides both beauty and functionality. Resilient tile flooring flows throughout the main entry, hallway and kitchen, with updatedÂ hardwoodÂ flooring throughout the living space and bedrooms. The open-concept living and dining areas are flooded with natural light and offer stunning panoramic city views, including breathtaking morning sunrises that illuminate the skyline and views of downtown Calgary from both the living area and primary bedroom. The full dining space + island peninsula seating makes hosting and entertaining that much easier and more comfortable. The primary suite is a true retreat, complete with captivating downtown views, a fully customized walk-in closet, and a luxurious 4-piece ensuite with updated vanity and granite countertops. A second bedroom which is located at the opposite end of the condo for optimal privacy, and full bathroom make this layout ideal for guests, a home office, or shared living. Step outside to your private, fully



covered balcony - an all-season outdoor oasis perfect for morning coffee, evening wine, or year-round barbecues. Additional features include 2 Titled underground heated parking stalls (providing rental income for a stall if only one is needed), a secure storage locker, and access to Alura's premier amenities including concierge and a full gym. Located in an amenity-rich building with easy access to the downtown core, 17th Avenue and endless restaurants and retail options nearby, this property is ideal for young professionals or investors. This home offers the perfect balance of sophistication, comfort, and convenience - everything downtown living is meant to be. (id:6289)

Built in 2014

Essential Information

Listing #	A2263475
Price	\$449,900
Bedrooms	2
Bathrooms	2.00
Square Footage	790
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	609, 1320 1 Street Se
Subdivision	Beltline
City	Calgary
Province	Alberta
Postal Code	T2G0G8

Amenities

Amenities	Park, Playground, Schools, Shopping, Exercise Centre
Features	No Smoking Home, Parking

Parking Spaces	1
Parking	Underground

Interior

Appliances	Washer, Window/Sleeve Air Conditioner, Dishwasher, Stove, Dryer, Hood Fan
Cooling	Central air conditioning
# of Stories	29

Exterior

Exterior	Brick, Concrete, Stone
Construction	Poured concrete

Listing Details

Listing Office	Charles
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