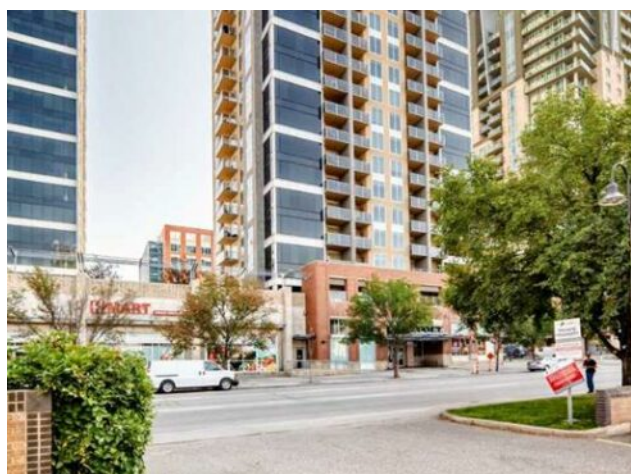


**1601, 1320 1 Street SE**  
**Calgary, Alberta**

**MLS # A2255324**



**\$284,900**

|                  |                                     |               |                   |
|------------------|-------------------------------------|---------------|-------------------|
| <b>Division:</b> | Beltline                            |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories)  |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit         |               |                   |
| <b>Size:</b>     | 526 sq.ft.                          | <b>Age:</b>   | 2014 (11 yrs old) |
| <b>Beds:</b>     | 1                                   | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Parkade, Stall, Titled, Underground |               |                   |
| <b>Lot Size:</b> | -                                   |               |                   |
| <b>Lot Feat:</b> | -                                   |               |                   |

|                    |                                                                                                  |                   |                 |
|--------------------|--------------------------------------------------------------------------------------------------|-------------------|-----------------|
| <b>Heating:</b>    | Forced Air                                                                                       | <b>Water:</b>     | -               |
| <b>Floors:</b>     | Carpet, Tile                                                                                     | <b>Sewer:</b>     | -               |
| <b>Roof:</b>       | Rubber                                                                                           | <b>Condo Fee:</b> | \$ 379          |
| <b>Basement:</b>   | -                                                                                                | <b>LLD:</b>       | -               |
| <b>Exterior:</b>   | Concrete                                                                                         | <b>Zoning:</b>    | DC (pre 1P2007) |
| <b>Foundation:</b> | -                                                                                                | <b>Utilities:</b> | -               |
| <b>Features:</b>   | Breakfast Bar, High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Track Lighting |                   |                 |

**Inclusions:** None

Welcome to Alura. Vacant and move-in ready, this meticulously maintained one-bedroom unit boasts beautiful open view to the southeast. Great open concept floorplan. Kitchen has ample cabinet and counter space, stainless steel appliances and a breakfast bar. Good-sized dining and living room. Spacious bedroom next to a 4-piece bath. Step outside onto your spacious balcony ideal for morning coffee or unwinding after a long day. This unit has a convenient in-suite laundry, one titled underground parking stall, one assigned storage locker, central air-conditioning, fitness facilities, bike storage, concierge service, common outdoor and patio area. Excellent location close to bus stops, grocery stores and top-rated restaurants.