

# \$423,900 - 2702, 1320 1 Street Se, Calgary

MLS® #A2198729

**\$423,900**

2 Bedroom, 2.00 Bathroom, 795 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to the prestigious Alura! This expansive 800 sq. ft. corner unit on the 27th floor boasts soaring 9-foot ceilings and breathtaking eastward views, perfect for witnessing Alberta's stunning sunrises. Crafted with modern living in mind, the open-concept layout seamlessly connects a spacious kitchen and living area, making it the perfect setting for both relaxation and entertainment. Both bedrooms are generously proportioned, with the primary suite offering a walk-through closet leading to a stylish four-piece ensuite. Floor-to-ceiling windows flood the home with natural light, framing panoramic views of the Calgary Stampede.

This unit includes a titled underground parking stall, a dedicated storage locker, and access to visitor parking. Residents benefit from premium amenities, including an on-site fitness center, resident lounge, full-time concierge service, and round-the-clock security. Ideally located within walking distance of downtown, 17th Avenue, Stampede Park, Starbucks, Shoppers Drug Mart, Sunterra Market, and the Victoria Park C-Train station, it also offers quick access to scenic river pathways for cycling and walking.

Experience the best of 18+ living. Schedule your private viewing today and discover this remarkable home!

Built in 2014



## Essential Information

MLS® #	A2198729
Price	\$423,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	795
Acres	0.00
Year Built	2014
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	2702, 1320 1 Street Se
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 0G8

## Amenities

Amenities	Elevator(s), Fitness Center, Recreation Facilities, Visitor Parking
Parking Spaces	1
Parking	Parkade, Underground

## Interior

Interior Features	Breakfast Bar, High Ceilings, Open Floorplan, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
# of Stories	30

## Exterior

Exterior Features	Balcony, Courtyard
Roof	Rubber
Construction	Brick, Concrete, Stone

## Additional Information

Date Listed	March 5th, 2025
Days on Market	70
Zoning	DC

### **Listing Details**

Listing Office	RE/MAX First
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