

# \$298,900 - 1205, 1320 1 Street Se, Calgary

MLS® #A2206651

**\$298,900**

1 Bedroom, 1.00 Bathroom, 536 sqft  
Residential on 0.00 Acres

Beltline, Calgary, Alberta

Experience breathtaking mountain and city skyline views from the impeccably managed Alura building! This one-bedroom, one-bathroom unit features a well-thought-out layout, making it an ideal choice for first-time buyers or investors. The kitchen boasts ample cabinet and counter space, including a convenient peninsula seating area. Both tile and carpet flooring have been meticulously maintained, while in-suite laundry adds an extra layer of convenience.

The property includes one titled underground parking stall that is heated and secure, along with an assigned storage locker. Residents of Alura enjoy exclusive amenities such as fitness facilities, central air conditioning, bike storage, a communal outdoor patio, visitor parking, and concierge service from 9 AM to 7 PM.

Located just steps away from 17th Avenue, the LRT, BMO Centre, Macleod Trail, and Stampede grounds, you'll find a wealth of shopping, dining, public transport, and entertainment options all within a short walking distance. This is urban living at its finest! Book your showing now before it's gone!

Built in 2014

## Essential Information

MLS® #                      A2206651



|                |                   |
|----------------|-------------------|
| Price          | \$298,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 536               |
| Acres          | 0.00              |
| Year Built     | 2014              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 1205, 1320 1 Street Se |
| Subdivision | Beltline               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2G 0G8                |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Elevator(s), Fitness Center, Parking, Roof Deck, Visitor Parking |
| Parking Spaces | 1  |
| Parking        | Parkade, Titled, Underground                                     |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar, Laminate Counters, No Smoking Home  |
| Appliances        | Dishwasher, Dryer, Microwave, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air   |
| Cooling           | Central Air  |
| # of Stories      | 29   |

### **Exterior**

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Balcony                |
| Construction      | Brick, Concrete, Stone |

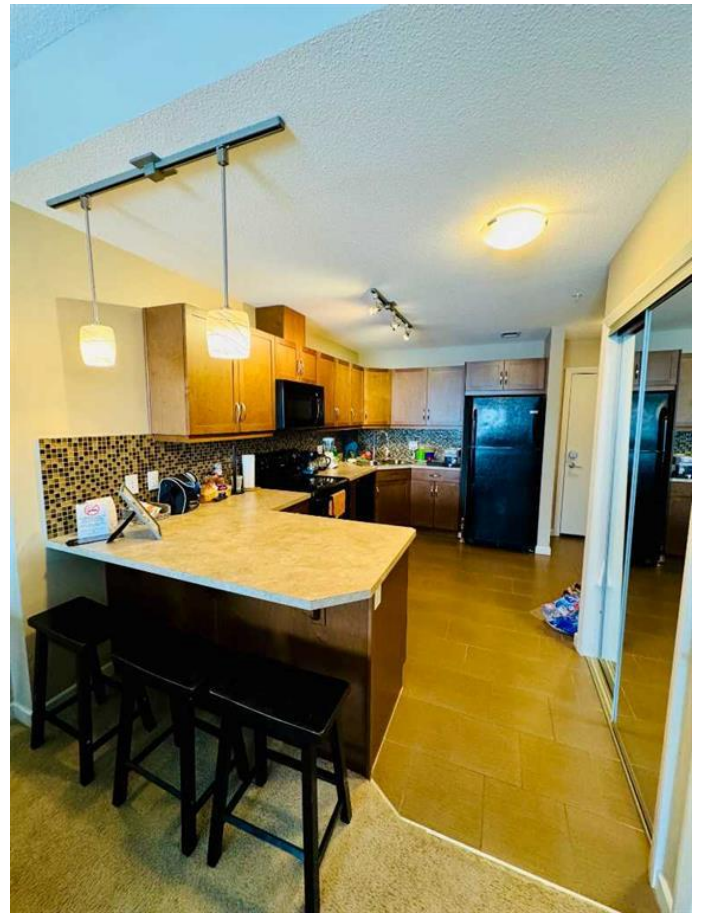
### **Additional Information**

|             |                 |
|-------------|-----------------|
| Date Listed | April 1st, 2025 |
|-------------|-----------------|

Days on Market 3  
Zoning DC

### Listing Details

Listing Office RE/MAX First



Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.