



# 1320 1 Street Calgary Alberta

\$405,000

Welcome to your dream condo at the beautiful Alura! This urban 2-bed and 2 en-suite unit offers over 800 sq.ft of modern and spacious living space that's perfect for working professionals. Upon entering, you'll be greeted by abundant natural light flowing through the living room's south-facing floor-to-ceiling windows (9' ft ceilings). The upgraded kitchen features beautiful white cabinets, quartz countertops and stainless steel appliances, showcasing the latest in modern design. Both bedrooms boast walk-through closets leading to their respective en-suites--one with a soaker tub and the other with a glass shower. A convenient cheater door off the kitchen leads to another bathroom. Additionally, enjoy a full-size in-suite washer and dryer. Your very own private balcony becomes a front-row seat to a year-round spectacle of festivities. Keep cool during the hot summer with CENTRAL AIR CONDITIONING. You will also have access to 2 fitness facilities, a beautiful courtyard, bike room, assigned storage locker, titled heated underground parking and visitors parking. A full-time concierge. Adult-Only (18+) Building. Situated in a vibrant area with shops, restaurants, entertainment options and parks just moments away from all the amenities you need including various coffee shops and rec centres. Immerse yourself in Calgary's urban lifestyle with easy access to public transportation and major roadways. Don't miss out--call now to schedule a viewing! (id:6769)

Living room 11.67 Ft x 12.17 Ft

Primary Bedroom 9.42 Ft x 12.33 Ft

Other 9.42 Ft x 6.42 Ft

4pc Bathroom Measurements not available

Kitchen 11.67 Ft x 13.00 Ft

3pc Bathroom Measurements not available

Other 6.50 Ft x 4.67 Ft

Bedroom 9.50 Ft x 11.75 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate (Mountain View)

<http://www.johnniesermeno.ca/>



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Mirror

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