



1320 1 Street Calgary Alberta

\$309,900

Penthouse Unit - 29th Floor in Alura Building Experience stunning west-facing city and mountain views from this spacious one-bedroom, one-bathroom penthouse with soaring ceilings and expansive windows. Sunlit afternoons are moderated by vertical blinds. Located in the prestigious Alura building (built in 2014), this well-maintained unit is freshly painted and has new carpets, features an upgraded kitchen with stainless steel appliances, ample storage, tile flooring, and a granite peninsula with a breakfast bar. The bedroom includes vertical blinds, and the unit is equipped with a stacked Maytag washer/dryer, fire sprinklers, and a hard-wired fire/CO detector. The wide titled underground parking space (12ft) can accommodate a car and a motorcycle located on P2 - 64. The unit also comes with an assigned storage locker and a visitor parking permit for 6 days of guest parking. Recent updates include a new thermostat and newly serviced AC. Alura offers top-notch amenities, including two fully equipped gyms, full-time concierge, resident manager, and upgraded security with universal fob access. The building is wired for Telus PureFibre & Optik TV, with discounted services available. Located near the LRT, Stampede grounds, MNP Centre, river pathways, and downtown, it's a walker's paradise with H-Mart, Shoppers Drug Mart, and Sunterra Market nearby. Low condo fee (\$378.91, fixed until Sept 2025) and 2024 taxes including parking stall (\$2,050). This move-in-ready unit is a must-see-- schedule your showing today! (id:6769)

Primary Bedroom 11.08 Ft x 8.42 Ft
 Living room 11.83 Ft x 9.00 Ft
 Dining room 6.67 Ft x 9.00 Ft
 Other 8.25 Ft x 7.50 Ft
 Kitchen 13.75 Ft x 9.00 Ft

Pantry 2.00 Ft x 1.92 Ft
 Other 6.33 Ft x 4.17 Ft
 4pc Bathroom 8.58 Ft x 5.33 Ft
 Laundry room 4.67 Ft x 5.25 Ft

Listing Presented By:



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