

# \$324,900 - 2001, 1320 1 Street Se, Calgary

MLS® #A2107873

**\$324,900**

1 Bedroom, 1.00 Bathroom, 529 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to your new home that features a perfect view in the highly desired "Alura"™ building! Whether you are looking for a home for yourself or an investment property, look no further! This move in ready 1 bedroom unit is located within walking distance from downtown Calgary, Stampede park, 17th Ave, Sunterra Market, Calgary's new Culture and Entertainment district, and just minutes walk to the C Train station. This unit features BRAND NEW bathroom faucets, updated KITCHEN ISLAND PENDANTS, DINING ROOM LIGHT FIXTURE and FULLY PAINTED throughout, ready for you to call it home. You will definitely enjoy the open concept kitchen and the large island space when entertaining and for all your cooking/baking needs. The private balcony is perfect for you to enjoy your evening coffee and with a perfect view of the Stampede grounds, will give you a front row seat to the Stampede fireworks. The floor to ceiling windows allows for sunlight to flood this 9 ft ceiling unit . It also offers central air conditioning for those hot summer nights. This adult only (18+) building offers full time concierge / security service, state of the art fitness facility, heated underground parking (extra wide parking spot) for both owners and visitors, an assigned storage locker, and a beautiful outdoor terrace for your enjoyment. This fabulous unit will not last! Don't forget to view 3D tour and call your favorite Realtor NOW



Built in 2014

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2107873    |
| Price          | \$324,900   |
| Sold Price     | \$324,900   |
| Bedrooms       | 1           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 529         |
| Acres          | 0.00        |
| Year Built     | 2014        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Apartment   |
| Status         | Sold        |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 2001, 1320 1 Street Se |
| Subdivision | Beltline               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2G 0G8                |

## Amenities

|                |                                                                                      |
|----------------|--------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Game Court Interior, Parking, Secured Parking, Storage, Visitor Parking |
| Parking Spaces | 1                                                                                    |
| Parking        | Garage Door Opener, Guest, Heated Garage, Parkade, Secured, Titled, Underground      |

## Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan                 |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                    |
| Cooling           | Central Air                                                                                   |
| # of Stories      | 29                                                                                            |

**Exterior**

|                   |              |
|-------------------|--------------|
| Exterior Features | Courtyard    |
| Construction      | Brick, Stone |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 14th, 2024 |
| Date Sold      | March 2nd, 2024     |
| Days on Market | 16                  |
| Zoning         | DC (pre 1P2007)     |
| HOA Fees       | 0.00                |

**Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | Hope Street Real Estate Corp. |
|----------------|-------------------------------|

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