

\$266,000 - 1901, 1320 1 Street Se, Calgary

MLS® #A2173442

\$266,000

1 Bedroom, 1.00 Bathroom, 535 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to the ALURA, Cove Properties' 4th and final high-rise project in Calgary's Beltline. Located just steps away from the Victoria Park/Stampede station, and minutes away from trendy 17th Ave SW, this home presents a PERFECT opportunity for ANYONE, from first-time home buyers who are tired of renting, to working professionals who want quick access to the core, to downsizers who want to enjoy the relaxation of luxurious condo living, or to investors who want to take advantage of the red hot rental market. Wanting to start a family? No problem! New parents are still allowed to reside in the building for up to 18 months after the birth of their child, or 9 months after adoption. Then, either resell the home, or turn it into a rental property! No need to put your life on hold. This meticulously maintained unit boasts clear, unobstructed daytime views to the Southeast, and beautiful views of the lights at the Stampede grounds/Saddledome in the evening from your 19th floor balcony, as well as convenient in-suite laundry, and recently replaced flooring (no carpet in this home!). In addition to your unit you also get an assigned storage locker, and a titled parking stall, both within a secure, heated underground parkade. Your condo fee grants you access to fitness facilities (one onsite, and the other next door at NUERA, ALURA's sister location), a full-time concierge, a common outdoor deck/patio area, as well as heat (less on your utility bills!), common area maintenance, and a healthy reserve fund.



Given that this home is currently vacant, you can stop renting and move-in sooner rather than later, or add to your investment portfolio immediately! If you're still curious about what else this home/location has to offer, don't hesitate...book your private viewing today!

Built in 2014

Essential Information

MLS® #	A2173442
Price	\$266,000
Sold Price	\$266,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	535
Acres	0.00
Year Built	2014
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	1901, 1320 1 Street Se
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 0G8

Amenities

Amenities	Elevator(s), Fitness Center, Storage, Visitor Parking, Parking, Secured Parking
Parking Spaces	1
Parking	Parkade, Underground

Interior

Interior Features	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry
Appliances	Dishwasher, Microwave Hood Fan, Window Coverings, Electric Range, Washer/Dryer Stacked
Heating	Fan Coil
Cooling	Central Air
# of Stories	29

Exterior

Exterior Features	Balcony
Construction	Concrete

Additional Information

Date Listed	October 16th, 2024
Date Sold	October 26th, 2024
Days on Market	10
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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