

# \$429,900 - 1204, 1320 1 Street Se, Calgary

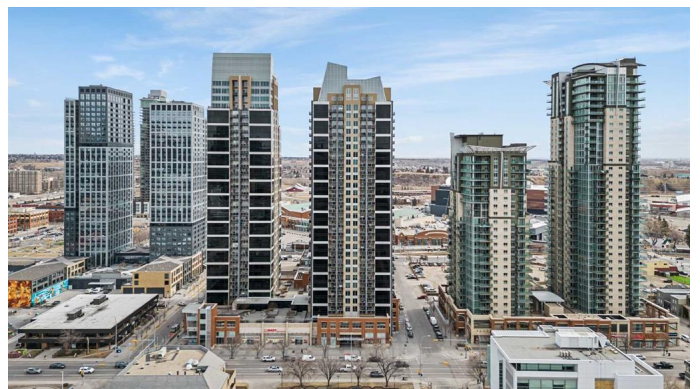
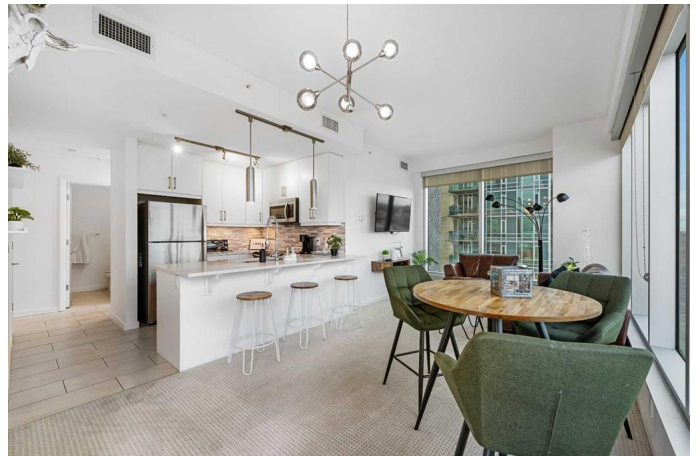
MLS® #A2206079

**\$429,900**

2 Bedroom, 2.00 Bathroom, 788 sqft  
Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to your new home in the heart of downtown Calgary. This beautifully maintained 2-bedroom, 2 bathroom condo offers the perfect blend of luxury and convenience. This condo features an open concept living and dining area perfect for entertaining or relaxing. Large windows flood the space with tons of natural light and offer panoramic views of the city skyline and mountains. The kitchen is fully equipped with stainless steel appliances, granite countertops and ample cabinet space. This condo features a private balcony ideal for morning coffee or evening relaxation. The large master bedroom features a huge walk in closet and ensuite bathroom with soaker tub. The additional primary bathroom features a huge walk in glass shower. The second bedroom is spacious and perfect for room mates, spare bedroom or an office space. The unit also has in suite laundry and Includes one secure underground parking stall with access to additional underground visitor parking. This unit is located within the prestigious Alura building with a concierge, 24.7 access to security, beautiful and fully equipped gym, and access to rooftop patio. This condo is just walking minutes away to LRT stations, restaurants, shopping, the Saddledome and BMO centre. With spacious living areas, floor to ceiling windows, modern finished and breathtaking city and mountain views, this condo is a must see.



Built in 2014

## Essential Information

MLS® #	A2206079
Price	\$429,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	788
Acres	0.00
Year Built	2014
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	1204, 1320 1 Street Se
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 0G8

## Amenities

Amenities	Bicycle Storage, Elevator(s), Fitness Center, Garbage Chute, Secured Parking, Storage, Trash, Visitor Parking, Roof Deck
Parking Spaces	1
Parking	Heated Garage, Parkade, Underground

## Interior

Interior Features	High Ceilings, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
# of Stories	29

## Exterior

Exterior Features	Other, Courtyard
-------------------	------------------

Construction Concrete, Metal Frame

### **Additional Information**

Date Listed March 27th, 2025

Days on Market 8

Zoning DC

### **Listing Details**

Listing Office eXp Realty

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. 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.