

# \$394,888 - 1207, 1320 1 Street Se, Calgary

MLS® #A2236862

**\$394,888**

2 Bedroom, 2.00 Bathroom, 794 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Best corner unit with breathtaking views of downtown Calgary and Rocky Mountains! Welcome to your stunning 12th floor 2 bedroom 2 bathroom corner suite in Alura building, a modern gem located in the heart of Victoria Park within Calgary's vibrant Beltline district. Enjoy the vibrant downtown Calgary lifestyle, with Stampede Park, BMO Convention Centre, Saddledome, trendy 17th Ave and Victoria Park LRT Station just steps away. The unit features a 9 foot ceiling with floor to ceiling windows, which offer plenty of sun light throughout the day. It is upgraded with premium packages, stainless steel appliances, quartz countertops, stone backsplash, brand new dishwasher (2025), large open kitchen with breakfast bar, in-suite laundry and central air conditioning to keep those hot summer days cool. Step outside onto your spacious west balcony where you can enjoy the beautiful sunset in the evenings. You also have access to 2 fitness facilities, a beautiful courtyard, bike room, assigned storage locker, titled heated underground parking and ample visitor parking. 24/7 concierge and security personnel. A must see!

Built in 2014

## Essential Information

MLS® # A2236862

Price \$394,888



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	794
Acres	0.00
Year Built	2014
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	1207, 1320 1 Street Se
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 0G8

### Amenities

Amenities	Elevator(s), Fitness Center, Parking, Playground, Pool, Secured Parking, Visitor Parking
Parking Spaces	1
Parking	Heated Garage, Titled, Underground

### Interior

Interior Features	Quartz Counters, Breakfast Bar
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Electric Range
Heating	Forced Air, Natural Gas
Cooling	Central Air
# of Stories	29
Basement	None

### Exterior

Exterior Features	Balcony, Courtyard
Roof	Membrane
Construction	Brick, Concrete, Stucco

### Additional Information

Date Listed	July 3rd, 2025
Days on Market	46
Zoning	DC (pre 1P2007)

### **Listing Details**

Listing Office	YMK Real Estate & Management Inc.
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