1205 1320 1 Street SE

Calgary | Active | MLS® A2343039

$264,900









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**2014**	**535.8 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX First

A closer look

Experience breathtaking mountain and city skyline views from the impeccably managed Alura building! This one-bedroom, one-bathroom unit features a well-thought-out layout, making it an ideal choice for first-time buyers or investors. The kitchen boasts ample cabinet and counter space, including a convenient peninsula seating area. Both tile and carpet flooring have been meticulously maintained, while in-suite laundry adds an extra layer of convenience.

The property includes one titled underground parking stall that is heated and secure, along with an assigned storage locker. Residents of Alura enjoy exclusive amenities such as fitness facilities, central air conditioning, bike storage, a communal outdoor patio, visitor parking, and concierge service from 9 AM to 7 PM.

Located just steps away from 17th Avenue, the LRT, BMO Centre, Macleod Trail, and Stampede grounds, you'll find a wealth of shopping, dining, public transport, and entertainment options all within a short walking distance. This is urban living at its finest! Book your showing now before it's gone!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2343039
Bedrooms	1
Bathrooms	1
Year Built	2014
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	535.8 sq. ft.
Main Level Finished Area:	535.8 sq. ft.

Condo Fee:	$378.91
Condo Fee Includes:	Common Area Maintenance, Heat, Insurance, Parking, Professional Management, Reserve Fund Contributions, Security Personnel, Sewer, Trash, Water
Front Exposure:	West
Unit Exposure:	West
Floor Location:	Other
Entry Level:	12
Stories Total:	29
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	4
Year built:	2014 (Age: 12)
Bedrooms:	1 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	1411522
Heating:	Forced Air
New Constr.:	No
Construction Material:	Brick, Concrete, Stone
Structure Type:	High Rise (5+ stories)
Ensuite:	No
Flooring:	Carpet, Ceramic Tile
Cooling:	Central Air

Fireplaces:	0
Garage:	No
Parking:	Parkade, Titled, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southeast
Condo Name:	Alura
Community:	Beltline
Amenities:	Elevator(s), Fitness Center, Parking, Roof Deck, Visitor Parking
Appliances:	Dishwasher, Dryer, Microwave, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Inclusions:	none
Restrictions:	Adult Living, Pet Restrictions or Board approval Required
Pets Allowed:	Yes
Main Floor	Kitchen · 13'8" × 8'1" ·
Main Floor	Living Room · 11'6" × 9'1" ·
Main Floor	Dining Room · 5'9" × 5'6" ·
Main Floor	Bedroom · 10'10" × 8'4" ·
Main Floor	Laundry · 5'3" × 4'8" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Breakfast Bar, Laminate Counters, No Smoking Home
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)

Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	DC
Listed Date:	Sep 05, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1205-1320-1-street-se-calgary-a2343039/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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