2702 1320 1 Street SE

Calgary | Active | MLS® A2333968

$358,900









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2014**	**795.2 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX First

A closer look

Welcome to the prestigious Alura! This expansive 800 sq. ft. corner unit on the 27th floor boasts soaring 9-foot ceilings and breathtaking eastward views, perfect for witnessing Alberta’s stunning sunrises. Crafted with modern living in mind, the open-concept layout seamlessly connects a spacious kitchen and living area, making it the perfect setting for both relaxation and entertainment. Both bedrooms are generously proportioned, with the primary suite offering a walk-through closet leading to a stylish four-piece ensuite. Floor-to-ceiling windows flood the home with natural light, framing panoramic views of the Calgary Stampede.

This unit includes a titled underground parking stall, a dedicated storage locker, and access to visitor parking. Residents benefit from premium amenities, including an on-site fitness center, resident lounge, full-time concierge service, and round-the-clock security. Ideally located within walking distance of downtown, 17th Avenue, Stampede Park, Starbucks, Shoppers Drug Mart, Sunterra Market, and the Victoria Park C-Train station, it also offers quick access to scenic river pathways for cycling and walking.

Experience the best of 18+ living. Schedule your private viewing today and discover this remarkable home!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2333968
Bedrooms	2
Bathrooms	2
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:	795.2 sq. ft.
Main Level Finished Area:	795.2 sq. ft.
Condo Fee:	$553.79
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Heat, Insurance, Professional Management, Reserve Fund Contributions, Residential Manager, Security, Security Personnel, Sewer, Snow Removal, Trash, Water
Front Exposure:	East
Unit Exposure:	Southeast
Floor Location:	Other
Entry Level:	27
Stories Total:	30
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	6
Year built:	2014 (Age: 12)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	1411522
Heating:	Forced Air, Natural Gas
New Constr.:	No
Construction Material:	Brick, Concrete, Stone
Structure Type:	High Rise (5+ stories)
Roof:	Rubber

Ensuite:	Yes
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, Recreation Facilities, Visitor Parking
Appliances:	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer
Inclusions:	N/A
Restrictions:	Adult Living, Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions
Main Floor	Kitchen · 9'1" × 7'11" ·
Main Floor	Living Room · 10'6" × 9'4" ·
Main Floor	Dining Room · 9'2" × 8'5" ·
Main Floor	Bedroom - Primary · 12'3" × 10' ·
Main Floor	Bedroom · 10'11" × 10'3" ·
Main Floor	Laundry · 3'6" × 2'11" ·
Main Floor	Foyer · 8'9" × 3'11" ·
Title to Land:	Fee Simple

Community Features:	Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Breakfast Bar, High Ceilings, Open Floorplan, Storage, Walk-In Closet(s)
Exterior Features:	Balcony, Courtyard
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	DC (pre 1P2007)
Listed Date:	Jul 31, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2702-1320-1-street-se-calgary-a2333968/

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