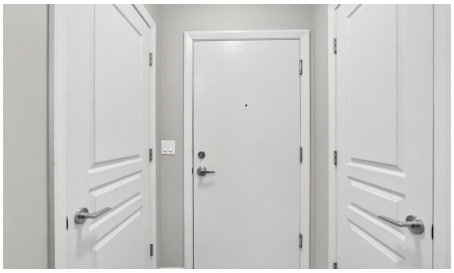
401 1320 1 Street SE

Calgary | Active | MLS® A2347060

$229,900









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**2014**	**534.3 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by REMAX Innovations

A closer look

PRICE IMPROVEMENT! Experience the best of Beltline living at Alura, where downtown convenience meets modern comfort. This well-maintained 1-bedroom, 1-bathroom condo offers a bright and functional layout in one of Calgary's most desirable urban communities. Freshly painted throughout, the home features an inviting open-concept design with 9-foot ceilings and oversized windows that fill the space with natural light. The east-facing orientation offers beautiful downtown views and opens onto a private balcony - the perfect place to enjoy your morning coffee, unwind after a long day, or take in Calgary's expansive skies. The kitchen combines functionality with plenty of storage, featuring generous cabinetry, ample counter space and a convenient breakfast bar that flows seamlessly into the living room. The spacious bedroom offers a comfortable retreat, while air conditioning and in-suite laundry provide added everyday convenience. Alura offers an impressive selection of building amenities, including concierge service, a welcoming lobby, visitor parking, a large fitness centre and a beautifully landscaped garden terrace on the second floor - an inviting space to relax, entertain or enjoy some fresh air. Underground parking and a separate storage locker are also included. Location is a major highlight, with the best of Calgary's urban lifestyle right outside your door. Enjoy easy access to downtown, restaurants, cafes, shopping, nightlife and public transit, while Stampede Park and the BMO Centre are just minutes away. The nearby LRT makes getting around the city effortless, whether you're heading to work, an event, a Flames game or exploring everything Calgary has to offer. A fantastic opportunity for a first-time buyer, investor or anyone looking to enjoy the convenience and energy of Beltline living. Book your private viewing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2347060
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:	534.3 sq. ft.
Main Level Finished Area:	534.3 sq. ft.
Condo Fee:	$407.80
Condo Fee Includes:	Common Area Maintenance, Heat, Insurance, Professional Management, Reserve Fund Contributions, Snow Removal, Trash, Water
Front Exposure:	West
Unit Exposure:	East
Floor Location:	Other
Entry Level:	4
Stories Total:	29
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	3
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, Tile
Cooling:	Central Air
Fireplaces:	0
Garage:	No
Parking:	Heated Garage, 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:	Bicycle Storage, Elevator(s), Fitness Center, Roof Deck, Storage, Visitor Parking
Appliances:	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Inclusions:	N/A
Restrictions:	Adult Living, Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions, Yes
Main Floor	Bedroom - Primary · 12'3" × 8'5" ·
Main Floor	Living/Dining Room Combination · 18'8" × 9'1" ·
Main Floor	Kitchen With Eating Area · 13'7" × 8'6" ·
Main Floor	Laundry · 3'5" × 2'11" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Breakfast Bar, High Ceilings, Open Floorplan

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:	Oct 06, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/401-1320-1-street-se-calgary-a2347060/

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