806 1320 1 Street SE

Calgary | Active | MLS® A2355996

$259,900









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**2014**	**503.97 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by 2% Realty

A closer look

Experience vibrant urban living in this west-facing condo at Alura, ideally located in the heart of the Beltline. Showcasing stunning downtown views, this stylish 1-bedroom, 1-bathroom unit offers over 500 sq. ft. of thoughtfully designed living space, complete with a titled underground parking stall. Inside, you'll find a bright open-concept layout enhanced by floor-to-ceiling windows that flood the home with natural light. Step out onto the private balcony and take in the unobstructed west-facing city views, the perfect spot to unwind or enjoy your morning coffee. The modern kitchen features sleek dark cabinetry, stainless steel appliances, and a contemporary tile backsplash. A generously sized bedroom, full 4-piece bathroom, and convenient in-suite laundry complete the interior. Residents of Alura enjoy premium amenities including a fully equipped fitness centre, recreation room, concierge service, and secure building access. Located just steps from trendy restaurants, cafes, shopping, parks, transit, and everyday conveniences, this home offers exceptional walkability and lifestyle appeal. Whether you're a first-time buyer, urban professional, or investor seeking a prime downtown opportunity, this property checks all the boxes. Schedule your private showing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2355996
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:	503.97 sq. ft.
Main Level Finished Area:	503.35 sq. ft.

Condo Fee:	$378.91
Condo Fee Includes:	Common Area Maintenance, Gas, Heat, Insurance, Interior Maintenance, Professional Management, Reserve Fund Contributions, Security, Sewer, Snow Removal, Trash, Water
Front Exposure:	West
Unit Exposure:	West
Floor Location:	Other
Entry Level:	8
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
Structure Type:	High Rise (5+ stories)
Ensuite:	No
Flooring:	Carpet, Tile
Cooling:	Central Air

Fireplaces:	0
Garage:	No
Parking:	Parkade, 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 Room, Secured Parking, Storage, Trash, Visitor Parking
Appliances:	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Inclusions:	n/a
Restrictions:	Adult Living, Easement Registered On Title, Restrictive Covenant, Utility Right Of Way
Pets Allowed:	Restrictions, Yes
Main Floor	Kitchen · 14'1" × 8'4" ·
Main Floor	Dining Room · 8'11" × 5'11" ·
Main Floor	Living Room · 12'4" × 8'11" ·
Main Floor	Bedroom · 11' × 8'5" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Open Floorplan, Quartz Counters
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)

Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	DC (pre 1P2007)
Listed Date:	Nov 01, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/806-1320-1-street-se-calgary-a2355996/

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

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