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1901, 1320 1 Street SE  
Calgary, Alberta

MLS # A2173442



**\$266,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	535 sq.ft.	<b>Age:</b>	2014 (10 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 407
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry		

**Inclusions:** N/A

Welcome to the ALURA, Cove Properties' 4th and final high-rise project in Calgary's Beltline. Located just steps away from the Victoria Park/Stampede station, and minutes away from trendy 17th Ave SW, this home presents a PERFECT opportunity for ANYONE, from first-time home buyers who are tired of renting, to working professionals who want quick access to the core, to downsizers who want to enjoy the relaxation of luxurious condo living, or to investors who want to take advantage of the red hot rental market. Wanting to start a family? No problem! New parents are still allowed to reside in the building for up to 18 months after the birth of their child, or 9 months after adoption. Then, either resell the home, or turn it into a rental property! No need to put your life on hold. This meticulously maintained unit boasts clear, unobstructed daytime views to the Southeast, and beautiful views of the lights at the Stampede grounds/Saddledome in the evening from your 19th floor balcony, as well as convenient in-suite laundry, and recently replaced flooring (no carpet in this home!). In addition to your unit you also get an assigned storage locker, and a titled parking stall, both within a secure, heated underground parkade. Your condo fee grants you access to fitness facilities (one onsite, and the other next door at NUERA, ALURA's sister location), a full-time concierge, a common outdoor deck/patio area, as well as heat (less on your utility bills!), common area maintenance, and a healthy reserve fund. Given that this home is currently vacant, you can stop renting and move-in sooner rather than later, or add to your investment portfolio immediately! If you're still curious about what else this home/location has to offer, don't hesitate...book your private viewing today!

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