

# \$394,888 - 1207, 1320 1 Street Se, Calgary

MLS® #A2236862

**\$394,888**

2 Bedroom, 2.00 Bathroom, 794 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

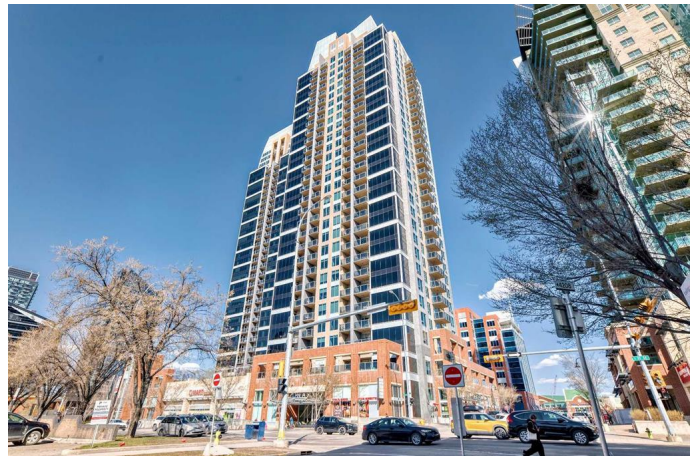
Best corner unit with breathtaking views of downtown Calgary and Rocky Mountains! Welcome to your stunning 12th floor 2 bedroom 2 bathroom corner suite in Alura building, a modern gem located in the heart of Victoria Park within Calgary's vibrant Beltline district. Enjoy the vibrant downtown Calgary lifestyle, with Stampede Park, BMO Convention Centre, Saddledome, trendy 17th Ave and Victoria Park LRT Station just steps away. The unit features a 9 foot ceiling with floor to ceiling windows, which offer plenty of sun light throughout the day. It is upgraded with premium packages, stainless steel appliances, quartz countertops, stone backsplash, brand new dishwasher (2025), large open kitchen with breakfast bar, in-suite laundry and central air conditioning to keep those hot summer days cool. Step outside onto your spacious west balcony where you can enjoy the beautiful sunset in the evenings. You also have access to 2 fitness facilities, a beautiful courtyard, bike room, assigned storage locker, titled heated underground parking and ample visitor parking. 24/7 concierge and security personnel. A must see!

Built in 2014

## Essential Information

MLS® # A2236862

Price \$394,888



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 794               |
| Acres          | 0.00              |
| Year Built     | 2014              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 1207, 1320 1 Street Se |
| Subdivision | Beltline               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2G 0G8                |

### Amenities

|                |                                                                                          |
|----------------|------------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Parking, Playground, Pool, Secured Parking, Visitor Parking |
| Parking Spaces | 1                                                                                        |
| Parking        | Heated Garage, Titled, Underground                                                       |

### Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Quartz Counters, Breakfast Bar                                                                |
| Appliances        | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Electric Range |
| Heating           | Forced Air, Natural Gas                                                                       |
| Cooling           | Central Air                                                                                   |
| # of Stories      | 29                                                                                            |
| Basement          | None                                                                                          |

### Exterior

|                   |                         |
|-------------------|-------------------------|
| Exterior Features | Balcony, Courtyard      |
| Roof              | Membrane                |
| Construction      | Brick, Concrete, Stucco |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 3rd, 2025  |
| Days on Market | 53              |
| Zoning         | DC (pre 1P2007) |

### **Listing Details**

|                |                                   |
|----------------|-----------------------------------|
| Listing Office | YMK Real Estate & Management Inc. |
|----------------|-----------------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.