

# \$389,900 - 904, 1320 1 Street Se, Calgary

MLS® #A2261061

**\$389,900**

2 Bedroom, 2.00 Bathroom, 786 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

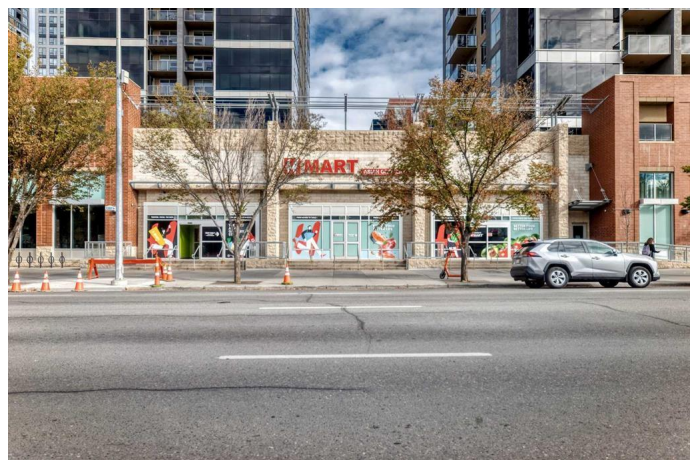
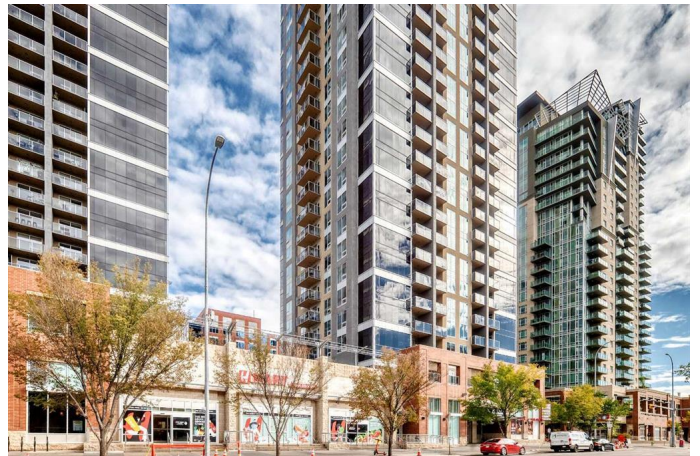
SOUTH WEST CORNER SUITE 2 BDRM, 2 BATH WITH VIEWS OF THE MOUNTAINS. Welcome to the Alura building, a modern gem located in the heart of Victoria Park within Calgary's vibrant Beltline district. You will not be disappointed with this condo and its location. Almost 800 sq ft, excellent open floor plan with bedrooms separated, 9-foot ceilings, luxury vinyl plank flooring, floor-to-ceiling shaded windows, and a large balcony. Enjoy sunsets and surprisingly quiet evenings as the windows in this building are excellent and provide superior soundproofing. The kitchen is very functional and has plenty of counter and storage space. The package includes a titled underground parking stall, a dedicated storage locker in the parking area, 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.

Built in 2014

## Essential Information

MLS® #

A2261061



|                |                   |
|----------------|-------------------|
| Price          | \$389,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 786               |
| Acres          | 0.00              |
| Year Built     | 2014              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 904, 1320 1 Street Se |
| Subdivision | Beltline              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2G0G8                |

### Amenities

|                |                                                                           |
|----------------|---------------------------------------------------------------------------|
| Amenities      | Fitness Center, Parking, Secured Parking, Storage, Trash, Visitor Parking |
| Parking Spaces | 1                                                                         |
| Parking        | Secured, Stall, Titled, Underground                                       |

### Interior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Soaking Tub        |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | See Remarks                                                                                          |
| Cooling           | Central Air                                                                                          |
| # of Stories      | 29                                                                                                   |

### Exterior

|                   |                         |
|-------------------|-------------------------|
| Exterior Features | Balcony                 |
| Roof              | Rubber                  |
| Construction      | Concrete, Stone, Stucco |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 9th, 2025 |
| Days on Market | 37                |
| Zoning         | DC (pre 1P2007)   |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | One Percent Realty |
|----------------|--------------------|

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.