



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

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2702, 1320 1 Street SE
Calgary, Alberta

MLS # A2238270



\$423,900

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Rubber	Condo Fee:	\$ 554
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stone	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Open Floorplan, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to the prestigious Alura! This expansive 800 sq. ft. corner unit on the 27th floor boasts soaring 9-foot ceilings and breathtaking eastward views, perfect for witnessing Alberta’s stunning sunrises. Crafted with modern living in mind, the open-concept layout seamlessly connects a spacious kitchen and living area, making it the perfect setting for both relaxation and entertainment. Both bedrooms are generously proportioned, with the primary suite offering a walk-through closet leading to a stylish four-piece ensuite. Floor-to-ceiling windows flood the home with natural light, framing panoramic views of the Calgary Stampede. This unit includes a titled underground parking stall, a dedicated storage locker, 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. Schedule your private viewing today and discover this remarkable home!