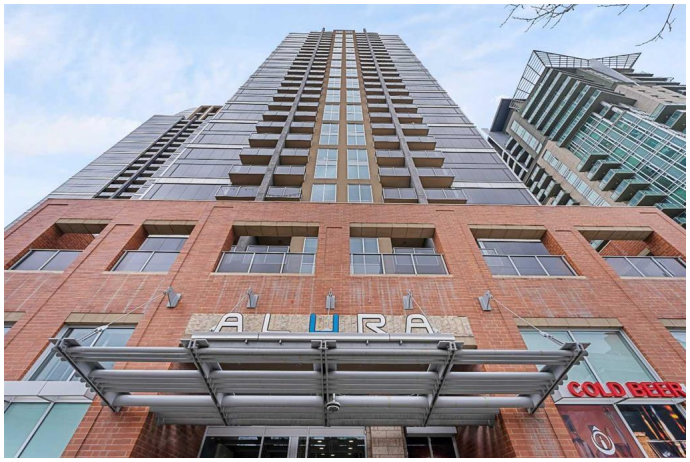
$449,900 - 2009, 1320 1 Street Se, Calgary

MLS® #A2208007

$449,900

2 Bedroom, 2.00 Bathroom, 791 sqft
Residential on 0.00 Acres

Beltline, Calgary, Alberta



Welcome to this stunning 20th-floor condo offering some of the best views in Calgary! Located in the heart of the city, this 2-bedroom, 2-bathroom unit boasts breathtaking vistas of the Stampede Grounds, complete with a fantastic view of the fireworks, as well as sweeping views of downtown Calgary, including the Calgary Tower and Telus Sky. Step inside to discover a modern, upgraded interior that blends comfort, style, and functionality. The unit features Upgraded AC4 Laminate Wood Flooring throughout, providing durability and water resistance, with the appearance of wood. The kitchen and bathrooms have been beautifully updated with premium Quartzite countertops, which are twice as hard as glass, resistant to kitchen acids, and will not etch. The contemporary hardware and fixtures in both the kitchen and bathrooms offer a polished, modern touch. The spacious bedrooms each come with custom, heavy-duty closets designed to maximize storage and organization. Youâ€™ll also enjoy the added comfort of central air conditioning and a Google Nest smart thermostat, allowing you to control your home's temperature from anywhere. The condo is fully equipped with a brand-new fridge (2020) and a new dishwasher (2024), making it ideal for any home chef. Fabulous outdoor sectional and balcony tiles included. Titled parking, extra storage locker and bicycle storage complete this perfect condo. Fabulous full time concierge, 2 fitness facilities and large

viewing decks set the building apart. When it comes to location, it doesnâ€™t get much more convenient than this. The building is home to several businesses, including H-Mart Grocery, Liquor Drops, ThÃ© Moon Tea House, BBQ Chicken, CafÃ© 18g, Kan You Cake, The Portrait Calgary, Prime Barbers, and Nuera Dentalâ€”everything you need, just steps away.

Not only do you have easy access to these on-site amenities, but youâ€™re also within walking distance to additional conveniences like Sunterra Market Grocery and Shoppers Drug Mart, both just a block away. Manuel Latruwe Bakery is right across the street, offering fresh bread and pastries, and there are a variety of restaurants nearby on 1st Street, 17th Avenue, and Stephen Avenue.

For those who enjoy fitness and recreation, the MNP Community and Sport Centre is close by, and if you love entertainment, youâ€™ll be right next to the Stampede Grounds, Scotiabank, Saddledome, and the new arena under construction. Youâ€™ll also be adjacent to the newly expanded BMO Centre, Western Canadaâ€™s largest convention center. In terms of transportation, the condo is perfectly situated within walking distance to all downtown amenities and just next to the Victoria Park Train Station, making commuting a breeze.

For families, there are several excellent childcare options and coming soon options nearby, including Fueling Brains Academy, Blue Planet Childcare, Clearwater Early Learning Center, and Smiles Daycare, all within a short distance. This condo offers a perfect balance of luxury, convenience, and urban living.

Built in 2014

Essential Information

MLS® #	A2208007
Price	$449,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	791
Acres	0.00
Year Built	2014
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	2009, 1320 1 Street Se
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 0G8

Amenities

Amenities	Bicycle Storage, Elevator(s), Fitness Center, Picnic Area, Secured Parking, Storage
Parking Spaces	1
Parking	Underground

Interior

Interior Features	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Track Lighting
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
# of Stories	29

Exterior

Exterior Features	Balcony

Roof	Rubber
Construction	Concrete

Additional Information

Date Listed	April 2nd, 2025
Days on Market	17
Zoning	DC

Listing Details

Listing Office	CIR Realty

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