

# \$425,000 - 2208, 1320 1 Street Se, Calgary

MLS® #A2218513

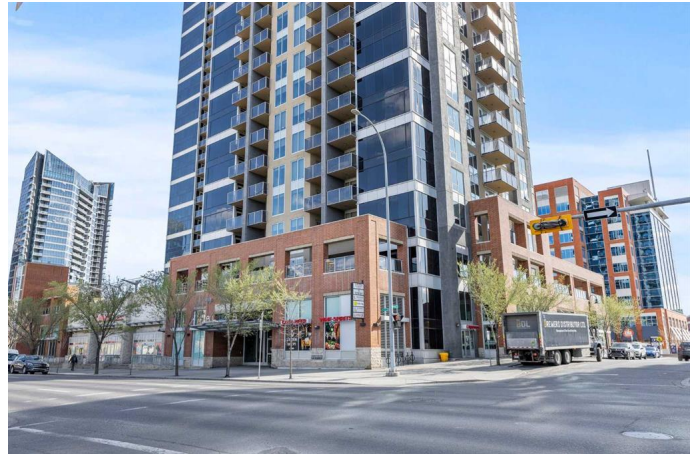
## \$425,000

2 Bedroom, 2.00 Bathroom, 795 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Experience downtown living at its finest in this beautifully designed 2 bed, 2 bath condo located in the heart of Calgary's vibrant core. Offering nearly 800 sq ft of thoughtfully planned space, this unit blends style, comfort, and convenience—perfect for professionals, roommates, or those looking to downsize without compromising on location or function. Step inside to discover a bright and open living area with floor-to-ceiling windows that flood the space with natural light and showcase amazing city views. The modern kitchen is equipped with stainless steel appliances, quartz countertops, and sleek cabinetry, all seamlessly integrated into the open-concept layout that makes entertaining or relaxing feel effortless. Both bedrooms are strategically located on opposite sides of the unit, providing excellent privacy. Each features a walk-through closet and direct access to a full bathroom—ideal for shared living or hosting guests. The spacious primary bedroom includes a private 4-piece ensuite, while the second bedroom connects to the main bathroom, which also offers a secondary entrance from the main living area. Brand new carpets add a fresh, updated feel, complementing the durable tile flooring and bringing warmth to the bedrooms. Comfort is top of mind year-round thanks to central A/C, and in-suite laundry ensures everyday convenience. This well-managed building offers excellent amenities including a fully equipped fitness centre and a sunny outdoor



courtyardâ€”perfect for morning coffee or unwinding with friends. You'll also enjoy a titled underground parking stall and assigned storage for all your gear. Located steps from shops, restaurants, cafes, the river pathways, and transit, this condo offers unbeatable access to the best of downtown Calgary. Whether you're investing, downsizing, or buying your first home, this move-in-ready unit offers exceptional value and a lifestyle to match. Donâ€™t miss your chance to call this urban retreat your own!

Built in 2014

**Essential Information**

MLS® #	A2218513
Price	\$425,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	795
Acres	0.00
Year Built	2014
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	2208, 1320 1 Street Se
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 0G8

**Amenities**

Amenities	Elevator(s), Parking, Storage, Fitness Center
Parking Spaces	1

Parking	Parkade, Stall, Titled, Underground
---------	-------------------------------------

## Interior

Interior Features	High Ceilings, Soaking Tub, Walk-In Closet(s), Stone Counters
Appliances	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
Construction	Brick, Concrete, Mixed

## Additional Information

Date Listed	May 7th, 2025
Days on Market	4
Zoning	DC

## Listing Details

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.