

**2303, 1317 27 Street SE
Calgary, Alberta**

MLS # A2222481



\$304,900

Division:	Albert Park/Radisson Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	790 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 460
Basement:	-	LLD:	-
Exterior:	Stone, Veneer, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions: None

LOCATION LOCATION LOCATION. Be in the heart of a fast changing inner city area where growth, development, and investment are reshaping the future. This part of the city is now seeing rising land value, new energy, and exciting potential. This cozy 2-bedroom 2 bathroom condo offers nearly 800 square feet of open concept living space in a secure and well-maintained building. The kitchen features full-sized appliances, ample counter space, and a functional island that flows into the dining and living areas. Step out onto your private balcony and enjoy natural light and fresh air. Both bedrooms are spacious, and the two full bathrooms offer flexibility and comfort for any lifestyle. You'll also appreciate in suite laundry, ample storage throughout, and titled underground heated parking. Located just minutes from downtown, major roads, transit, parks, and shopping. A smart buy in an established community with a bright and promising future.