

**1410, 1317 27 Street SE  
Calgary, Alberta**

**MLS # A2229604**



**\$299,900**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Albert Park/Radisson Heights       |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 759 sq.ft.                         | <b>Age:</b>   | 2015 (10 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Titled, Underground                |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                               |                   |        |
|--------------------|-----------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard, Electric                           | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Linoleum                              | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                               | <b>Condo Fee:</b> | \$ 435 |
| <b>Basement:</b>   | -                                             | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Composite Siding, Wood Frame                  | <b>Zoning:</b>    | M-C1   |
| <b>Foundation:</b> | -                                             | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Kitchen Island, Open Floorplan, Vinyl Windows |                   |        |

**Inclusions:** washer, dryer, microwave, rangehood fan, garage controls, window coverings

Welcome to this bright and spacious top-floor condo offering nearly 800 sq ft of comfortable, updated living space. Freshly painted and professionally deep cleaned, this unit is move-in ready and perfect for first-time buyers, investors, or those looking to downsize without compromising on style or convenience. Step inside to an open and functional layout featuring a large living and dining area that opens to your private balcony—a perfect place to unwind with partial city views. The kitchen is well-equipped with plenty of counter and cabinet space, making meal prep a breeze. This smartly designed unit includes two generous bedrooms, including a primary suite with private ensuite, plus a second full bathroom—ideal for guests or shared living. A spacious den adds flexibility as a home office or additional storage space. Additional highlights include in-suite laundry, titled parking near the elevator, and a quiet top-floor location offering both privacy and peace. The building is conveniently situated with easy access to major roadways, walking distance to the C-Train station, and just minutes from downtown. Enjoy nearby schools, shopping, restaurants, parks, and public transit—everything you need is close by. Don't miss your chance to own this exceptional top-floor unit in a well-connected and established community. Book your showing today!