

**2114, 1317 27 Street SE  
Calgary, Alberta****MLS # A2229653****\$309,900**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <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>     | 884 sq.ft.                         | <b>Age:</b>   | 2015 (10 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Heated Garage, Titled, Underground |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |  |                   |        |
|--------------------|--|-------------------|--------|
| <b>Heating:</b>    | Baseboard  | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Linoleum                                 | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -  | <b>Condo Fee:</b> | \$ 510 |
| <b>Basement:</b>   | -  | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame                  | <b>Zoning:</b>    | M-C1   |
| <b>Foundation:</b> | -  | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Ceiling Fan(s), Granite Counters, Track Lighting |                   |        |

**Inclusions:** TV Bracket

Welcome to Albert Park Station – a fantastic opportunity to own a well-laid-out ground floor condo with a northeast-facing exposure that brings in plenty of soft morning light. This two-bedroom, two-bathroom unit offers a smart and functional open-concept layout, ideal for both daily living and entertaining. As you enter, you're greeted by a generous foyer with enough space to set up a home workstation or reading nook. The kitchen is modern and inviting, featuring granite countertops, ample cabinet storage, and a brand-new oven perfect for home chefs. There's plenty of space to host dinner in the full-sized dining area, and your guests can easily gather at the counter-height bar while you cook. The living room opens directly to your private patio, with convenient street-level access—great for anyone with pets or who prefers no stairs or elevators. The Primary Bedroom includes a walk-through closet and its own 4-piece ensuite, while the second bedroom and full bathroom are thoughtfully positioned for privacy. Additional highlights include in-suite laundry, titled underground heated parking, and a secure FOB-entry building with video surveillance. Located close to Franklin LRT station, parks, shopping, and schools, this is a pet-friendly building (up to 15kg) offering exceptional value. Whether you're a first-time buyer, downsizer, or investor, this home delivers on lifestyle and convenience.