

**1211, 1317 27 Street SE
Calgary, Alberta**

MLS # A2233336



\$310,000

Division:	Albert Park/Radisson Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	764 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 460
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: n/a

Exceptional Opportunity – Includes 2 Titled Underground Parking Stalls! Say goodbye to the hassle of street parking. This beautifully updated condo is a rare find, offering two titled underground parking stalls—a true luxury in urban living. Step into a bright, modern, and move-in-ready home featuring newer laminate flooring, fresh paint, and contemporary ceiling fans. The open-concept layout creates an inviting atmosphere, perfect for both relaxing and entertaining. The spacious living area flows seamlessly into a well-appointed kitchen with sleek medium-tone wood cabinetry, granite countertops, stainless steel appliances, a ceran top stove, and a convenient breakfast bar. This home offers two generous bedrooms, including a large primary suite complete with a walk-in closet and a private ensuite. A second full bathroom includes granite countertops, glass sliding shower doors, and a full-size stacked washer and dryer for added convenience. Need extra space? The versatile den is ideal for a home office, study area, or additional storage. Enjoy warm summer evenings on the nearly 100 sq. ft. south-facing balcony, large enough for a full patio set and more—perfect for entertaining or simply relaxing. The building is currently undergoing stylish updates, including new flooring and fresh paint throughout all common areas, enhancing its modern appeal. Unbeatable location: Just a short walk to Albert Park Centennial Gardens, the community centre with hockey/skating rink, community gardens, and a playground just steps from your door. Nearby schools include Radisson Park (K–12), Bishop Kidd, and Father Lacombe—ideal for families. Minutes to shopping, transit, schools, and parks, with quick access to Deerfoot Trail and Downtown.