

**1102, 1317 27 Street SE  
Calgary, Alberta****MLS # A2234452****\$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>     | 868 sq.ft.                         | <b>Age:</b>   | 2015 (10 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Parkade, Underground               |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |   |                   |        |
|--------------------|---|-------------------|--------|
| <b>Heating:</b>    | Baseboard                               | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate          | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                                       | <b>Condo Fee:</b> | \$ 509 |
| <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>   | Elevator, Granite Counters, See Remarks |                   |        |

**Inclusions:** N/A

This spacious 2 bed, 2 bath end unit is located on the ground floor and is located directly across from a large greenspace/park & playground. This floor plan is open and bright with ample windows that bring in tons of natural sunlight. The kitchen consists of granite countertops, S/S appliances, tiled backsplashes and breakfast bar that overlooks the separate dining area and large living room. The master bedroom features a walk through closet leading to a 3pc en suite. There is a spacious 2nd bedroom, 4pc bath and Den area. Additional bonuses include: one titled underground parking stall, A/C, in-suite laundry plus an oversized West facing balcony that allows you to conveniently access enjoy the park/greenspace right from your home. Located close to schools, parks, shops, city transit and easy access to main roadways. This condo is must see to appreciate.