

**3305, 1317 27 Street SE  
Calgary, Alberta**

**MLS # A2210953**



**\$264,900**

<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>	570 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 336
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, See Remarks, Vinyl Windows		

**Inclusions:** N/A

Welcome to Your New Home in the Sought-After Albert Park Community This charming 2-bedroom, 1-bathroom condo with one titled underground parking stalls offers the perfect combination of comfort, style, and convenience—ideal for first-time buyers or savvy investors. Key Features: Bright & Airy Living Space: Large windows fill the open-concept living and dining area with natural light, creating a warm and inviting atmosphere. Modern Kitchen: Enjoy quartz countertops, contemporary fixtures, sleek appliances, and generous cabinet space—perfect for cooking and entertaining. Versatile Bedrooms: The spacious primary bedroom is a cozy retreat, while the second bedroom works great as a home office or guest room. In-Suite Laundry: Includes a convenient stackable washer and dryer. South-Facing Balcony: A sunny spot to relax with your morning coffee or unwind at the end of the day. Titled Heated Underground Parking Stalls: Secure and convenient year-round parking. Prime Location Highlights: Nestled in the vibrant, family-friendly Albert Park community, this home is just minutes from shopping, schools, playgrounds, major highways, gas stations, and public transit. What the Seller Loves: The abundance of natural light and great airflow. The sleek, modern kitchen and upgraded finishes. Easy access to all essential amenities. This is your chance to own a stylish condo in a desirable neighborhood—at one of the best prices in the area. Don't miss out. Schedule your showing today!