

**2303, 1317 27 Street SE**  
**Calgary, Alberta**

**MLS # A2222481**



**\$305,000**

<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>	790 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	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 460
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Veneer, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, No Animal Home, No Smoking Home, Vinyl Windows		

**Inclusions:** None

**LOCATION LOCATION LOCATION.** Be in the heart of a fast changing inner city area where growth, development, and investment are reshaping the future. This part of the city is now seeing rising land value, new energy, and exciting potential. This cozy 2-bedroom 2 bathroom condo offers nearly 800 square feet of open concept living space in a secure and well-maintained building. The kitchen features full-sized appliances, ample counter space, and a functional island that flows into the dining and living areas. Step out onto your private balcony and enjoy natural light and fresh air. Both bedrooms are spacious, and the two full bathrooms offer flexibility and comfort for any lifestyle. You'll also appreciate in suite laundry, ample storage throughout, and titled underground heated parking. Located just minutes from downtown, major roads, transit, parks, and shopping. A smart buy in an established community with a bright and promising future.