

**1410, 1317 27 Street SE**  
**Calgary, Alberta**

**MLS # A2229604**



**\$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>	759 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, Electric	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 435
<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>	Kitchen Island, Open Floorplan, Vinyl Windows		

<b>Inclusions:</b>	N/A
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Welcome to this bright and spacious top-floor condo offering nearly 800 sq ft of comfortable, updated living space. Freshly painted and professionally deep cleaned, this unit is move-in ready and perfect for first-time buyers, investors, or those looking to downsize without compromising on style or convenience. Step inside to an open and functional layout featuring a large living and dining area that opens to your private balcony—a perfect place to unwind with partial city views. The kitchen is well-equipped with plenty of counter and cabinet space, making meal prep a breeze. This smartly designed unit includes two generous bedrooms, including a primary suite with private ensuite, plus a second full bathroom—ideal for guests or shared living. A spacious den adds flexibility as a home office or additional storage space. Additional highlights include in-suite laundry, titled parking near the elevator, and a quiet top-floor location offering both privacy and peace. The building is conveniently situated with easy access to major roadways, walking distance to the C-Train station, and just minutes from downtown. Enjoy nearby schools, shopping, restaurants, parks, and public transit—everything you need is close by. Don't miss your chance to own this exceptional top-floor unit in a well-connected and established community. Book your showing today!