

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

**MLS # A2251822**



**\$299,000**

<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

Urban Energy Meets Smart Investment! Step into Calgary's next big growth hub with this stylish 2 BED 2 BATH CONDO that delivers both LIFESTYLE and FUTURE UPSIDE. Offering nearly 800 SQ FT OF BRIGHT OPEN LIVING, this home blends COMFORT and FUNCTIONALITY in a secure, well managed building. The KITCHEN boasts FULL SIZE APPLIANCES, a LARGE ISLAND, and smooth flow into the LIVING and DINING AREAS, perfect for hosting friends or winding down after a long day. Your PRIVATE BALCONY, IN SUITE LAUNDRY, EXTRA STORAGE, and TITLED UNDERGROUND HEATED PARKING all add to the convenience. Both BEDROOMS are generous in size and thoughtfully SEPARATED, making it ideal for ROOMMATES, a HOME OFFICE, or WEEKEND GUESTS. With TWO FULL BATHROOMS, everyone gets their own space. Step outside and you are connected to DOWNTOWN, PARKS, MAJOR ROUTES, TRANSIT, and every AMENITY you need. This is your chance to live in and invest in a VIBRANT INNER CITY COMMUNITY ON THE RISE. Book your showing today and secure a piece of CALGARY'S FUTURE!