

**2204, 1317 27 Street SE**  
**Calgary, Alberta**

**MLS # A2288027**



**\$274,900**

<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>	764 sq.ft.	<b>Age:</b>	2015 (11 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>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Flat, Membrane	<b>Condo Fee:</b>	\$ 441
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** N/A

**2BEDROOMS PLUS DEN| TWO FULL BATHS| UNDERGROUND TITLED PARKING| NEW LVP FLOORING| FRESH PAINT| NEW BLINDS|** Exceptional opportunity in the heart of Albert Park—this beautifully updated, move-in-ready condo includes a titled underground parking stall, offering the comfort and convenience of secure, hassle-free parking. Featuring newer luxury vinyl plank flooring and fresh paint, new blinds, the bright open-concept layout creates an inviting space perfect for relaxing or entertaining. The spacious living area flows seamlessly into a well-appointed kitchen with rich wood cabinetry, granite countertops, appliances including an electric stove, and a convenient breakfast bar. This home offers two generous bedrooms, highlighted by a large primary suite with a walk-in closet and private ensuite, plus a second full bathroom with granite counters and a full-size stacked washer and dryer for added convenience. A versatile den provides the perfect space for a home office, study area, or extra storage. Step outside to your nearly 100 sq. ft. private balcony—large enough for a full patio set—ideal for summer evenings and outdoor entertaining. The building has also undergone stylish updates with new flooring and fresh paint throughout the common areas, enhancing its modern appeal. Enjoy an unbeatable location just steps from Albert Park Centennial Gardens, the community centre with hockey and skating rink, community gardens, and playground, and close to schools including Radisson Park School, Bishop Kidd School, and Father Lacombe High School. With quick access to Deerfoot Trail and Downtown Calgary, plus nearby shopping and transit, this is urban living at its finest.