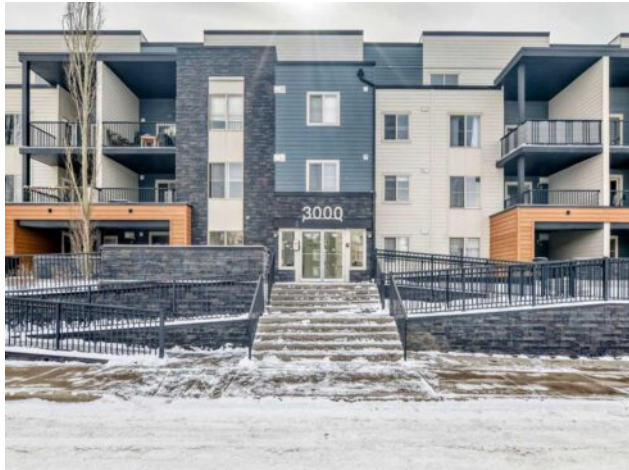


**3104, 1317 27 Street SE**  
**Calgary, Alberta**

**MLS # A2298483**



**\$229,900**

<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>	668 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard, Natural Gas

**Floors:** Carpet, Linoleum

**Roof:** -

**Basement:** -

**Exterior:** Veneer

**Foundation:** -

**Features:** Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 404

**LLD:** -

**Zoning:** M-C1

**Utilities:** -

**Inclusions:** N/A

Welcome to Unit 3104 at Albert Park Station, a bright main-floor, open-concept 2-bedroom condo offering excellent value in a well-managed complex. The kitchen features granite countertops, stainless steel appliances, and ample cabinetry. The layout includes two generously sized bedrooms and a full bathroom, making it a great option for first-time buyers, professionals, or investors. In-suite laundry and practical storage add everyday convenience.. Additional features include heated underground parking, secure fob entry, a large balcony, and a pet-friendly policy (up to 15kg) With quick access to downtown, major routes, transit, shopping, and parks, this move-in ready unit offers strong value in a central location. Immediate possession available. Don't miss this opportunity.