

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

**MLS # A2322601**



**\$215,000**

<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>	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>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 404
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Veneer	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

**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 plenty of cabinetry, creating a functional and inviting space. The thoughtful layout includes two generously sized bedrooms and a full bathroom, making it an ideal choice for first-time buyers, professionals, downsizers, or investors. In-suite laundry and ample storage provide everyday convenience. Additional features include heated underground parking, secure fob entry, a spacious balcony, and a pet-friendly policy (up to 15 kg). With quick access to downtown, major roadways, transit, shopping, and nearby parks, this move-in-ready condo delivers comfort, convenience, and excellent value in a central location. Immediate possession available. Don't miss this opportunity