

**2201, 1317 27 Street SE**  
**Calgary, Alberta**

**MLS # A2335972**



**\$294,900**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <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>     | 876 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, Natural Gas                                                       | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Tile, Vinyl Plank                                                            | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Rubber                                                                       | <b>Condo Fee:</b> | \$ 517 |
| <b>Basement:</b>   | None                                                                         | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Composite Siding, Stone, Wood Frame                                          | <b>Zoning:</b>    | M-C1   |
| <b>Foundation:</b> | Poured Concrete                                                              | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Breakfast Bar, Elevator, Granite Counters, Open Floorplan, Walk-In Closet(s) |                   |        |
| <b>Inclusions:</b> | None                                                                         |                   |        |

Bright and spacious corner unit in the desirable community of Albert Park! This beautifully maintained 2-bedroom, 2-bathroom condo offers southwest exposure, plenty of natural light, and numerous upgrades throughout. The kitchen features granite countertops, an extended breakfast bar, espresso cabinetry, a glass tile backsplash, and stainless-steel appliances. Vinyl plank flooring was installed approximately two years ago, adding a fresh and modern feel throughout the main living areas. The spacious primary bedroom includes a walk-through closet and 3-piece ensuite, while the second bedroom is conveniently located beside the 4-piece bathroom. Enjoy the large covered balcony, in-suite laundry, den/home office, and titled heated underground parking. Excellent location just minutes from Downtown, Deerfoot Trail, transit, shopping, schools, parks, restaurants, and the Bow River pathways. A fantastic opportunity for homeowners or investors seeking a bright, well-maintained corner unit in a convenient location!