

**2308, 1317 27 Street SE  
Calgary, Alberta**

**MLS # A2246482**



# \$324,900

<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>	909 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Flat, Membrane	<b>Condo Fee:</b>	\$ 535
<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>	No Smoking Home, Vinyl Windows		

**Inclusions:** Furniture negotiable (dining room set including bench + 2 chars. In living room: couch + 3pc coffee table, TV/entertainment unit, floating shelves, accent chair. In primary :white queen sized bed frame, white mirror, white dresser, and faux snake plant. On patio 4 pc patio set.)

Introducing an exceptional opportunity for those seeking a new home offering both value and convenience. This fantastic 3-bedroom (or 2 bed + DEN), 2-bathroom suite is poised to impress. Nestled within the sought-after Albert Park Station, a mere 8-minute drive to downtown Calgary, the Calgary Zoo and Telus Spark. This residence boasts a prime location near schools, shopping centers, and an array of delectable dining options with easy access to Deerfoot Trail and Stoney Trail. Radiating charm, this unit showcases one of the most coveted floor plans within the complex. The kitchen exudes modern elegance with its updated electric range, stone countertops, and striking laminate floors. Flooded with natural light streaming through expansive windows, the living and dining areas offer a welcoming ambiance and a place to relax after a long day. The primary bedroom is generously proportioned, featuring a walk-thru closet, a luxurious 3-piece ensuite adorned with stone countertops. Positioned on the opposite side of the unit for enhanced privacy, the second bedroom is ideal for roommates or children. Adjacent to it, the 4-piece main bath, convenient in-suite laundry with a full sized stacked washer/dryer, and spacious 3rd bedroom or den provide ample storage, wfh space, and functionality. The balcony is peaceful and private with no units looking in. Board approval permits one dog or cat weighing up to 15 kgs. Additionally, the property includes the added convenience of 1 titled underground heated parking stall (#205), with plentiful visitor and street parking options. Experience the allure of this residence firsthand by scheduling a private showing with your preferred realtor today. Virtual tour available for your convenience!