



**GRASSROOTS**  
REALTY GROUP

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2205, 1317 27 Street SE  
Calgary, Alberta

MLS # A2214754



**\$309,900**

Division:	Albert Park/Radisson Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	765 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 435
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Mixed, Other	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: N/A

Beautiful Condo &ndash; Ideal for First-Time Buyers & Investors! This bright and spacious second-level condo offers over 760 sq. ft. of comfortable living space, featuring 2 bedrooms, 2 full bathrooms plus a den/office space. Meticulously maintained by its previous owners, this unit is move-in ready! Major highlights include south facing windows, flooding the space with natural light, large office/den (currently set up as a vanity/closet space), walk through closet to master en-suite, beautiful updated laminate flooring, a modern kitchen with granite countertops, sleek cabinetry, and stainless steel appliances and lastly, a heated underground parking for year-round comfort. Nestled in a well-maintained low-rise building, this condo is just steps from shopping, schools, playgrounds, major highways, and a quick commute to downtown! With two generously sized bedrooms and a spacious living area, this home is both functional and stylish. Book your showing today!