

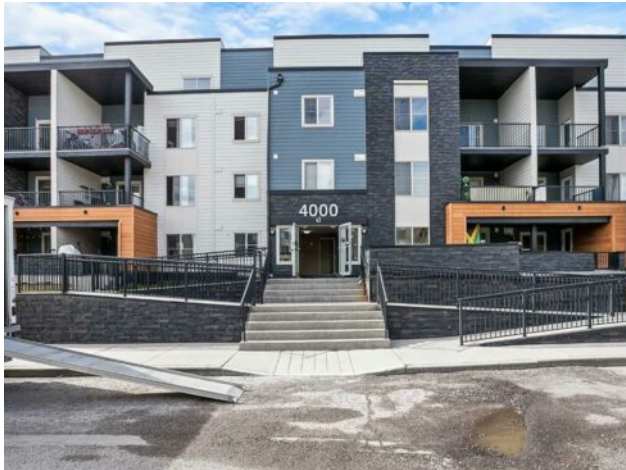


GRASSROOTS
REALTY GROUP

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4203, 1317 27 Street SE
Calgary, Alberta

MLS # A2215426



\$315,000

Division:	Albert Park/Radisson Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	771 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Baseboard	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Other	Condo Fee:	\$ 435
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, See Remarks, Vinyl Windows		
Inclusions:	Key Fobs		

Welcome to your new home in Albert /Radisson Heights! — Freshly updated, move-in ready, and in a location that's tough to beat! This 2-bedroom, 2 bath + den condo has just been treated to a brand new PROFESSIONAL PAINT JOB, giving it that fresh, clean feel the moment you walk in. You'll love the LAMINATE FLOORING throughout, and the granite countertops, stainless steel appliances, and nearly new dishwasher make the kitchen both stylish and functional! Enjoy the convenience of in-suite laundry, an underground titled parking stall, and a SOUTH-FACING BALCONY . Whether you're a first-time buyer or looking for a solid investment, this one checks all the boxes. The location is key — just minutes to downtown, the Calgary Zoo, Inglewood, and the Bow River Pathway. It's turn-key and ready to go. Don't miss this opportunity to own in one of Calgary's most accessible communities!