



**GRASSROOTS**  
REALTY GROUP

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2406, 1317 27 Street SE  
Calgary, Alberta

MLS # A2220081



**\$309,900**

Division:	Albert Park/Radisson Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	762 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	City Lot		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Other	Condo Fee:	\$ 435
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Granite Counters, No Animal Home, No Smoking Home		

**Inclusions:** Key fobs, Garage door opener

Welcome to this spacious and stylish top-floor 2-bedroom plus den apartment in the heart of Radisson Heights—a perfect blend of comfort, convenience, and contemporary design. Offering an exceptional location just minutes from downtown, this home provides quick access to Deerfoot Trail, shopping, transit, and a vibrant selection of restaurants, making it ideal for busy professionals or savvy investors seeking a central and well-connected property. Freshly painted and featuring brand new flooring, the unit is move-in ready and boasts a well-planned layout of functional living space. The open-concept kitchen is the heart of the home, complete with granite countertops, rich cabinetry, stainless steel appliances, and a convenient eat-up breakfast bar. The spacious living and dining area flows seamlessly to the private top-floor balcony, offering great light and elevated views. The primary suite is generous in size and includes a full 4-piece ensuite bathroom, while the second bedroom is equally well-sized. The den area provides flexibility for a home office, hobby space, or extra storage—tailored to meet your lifestyle needs. Additional features include in-suite laundry, titled underground parking, and ample visitor parking. For those with children or an active lifestyle, you'll appreciate the greenspace and playground next door. Located in a secure, well-maintained building, this unit offers quick possession and presents a fantastic opportunity to own in an established, evolving inner-city community. Whether you're a first-time buyer, downsizer, or investor, this condo checks all the boxes. Don't miss your chance to view this gem in Radisson Heights!