



**GRASSROOTS**  
REALTY GROUP

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1211, 1317 27 Street SE  
Calgary, Alberta

MLS # A2233336



**\$320,000**

Division:	Albert Park/Radisson Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	764 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 460
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: n/a

Exceptional Opportunity &ndash; Includes 2 Titled Underground Parking Stalls! Say goodbye to the hassle of street parking. This beautifully updated condo is a rare find, offering two titled underground parking stalls&mdash;a true luxury in urban living. Step into a bright, modern, and move-in-ready home featuring newer laminate flooring, fresh paint, and contemporary ceiling fans. The open-concept layout creates an inviting atmosphere, perfect for both relaxing and entertaining. The spacious living area flows seamlessly into a well-appointed kitchen with sleek medium-tone wood cabinetry, granite countertops, stainless steel appliances, a ceran top stove, and a convenient breakfast bar. This home offers two generous bedrooms, including a large primary suite complete with a walk-in closet and a private ensuite. A second full bathroom includes granite countertops, glass sliding shower doors, and a full-size stacked washer and dryer for added convenience. Need extra space? The versatile den is ideal for a home office, study area, or additional storage. Enjoy warm summer evenings on the nearly 100 sq. ft. south-facing balcony, large enough for a full patio set and more&mdash;perfect for entertaining or simply relaxing. The building is currently undergoing stylish updates, including new flooring and fresh paint throughout all common areas, enhancing its modern appeal. Unbeatable location: Just a short walk to Albert Park Centennial Gardens, the community centre with hockey/skating rink, community gardens, and a playground just steps from your door. Nearby schools include Radisson Park (K&ndash;12), Bishop Kidd, and Father Lacombe&mdash;ideal for families. Minutes to shopping, transit, schools, and parks, with quick access to Deerfoot Trail and Downtown.

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