



GRASSROOTS
REALTY GROUP

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3208, 1317 27 Street SE
Calgary, Alberta

MLS # A2239534



\$335,000

Division:	Albert Park/Radisson Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	917 sq.ft.	Age:	2015 (10 yrs old)
Beds:	3	Baths:	2
Garage:	Assigned, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 535
Basement:	-	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: n/a

3 BEDROOM (OR 2 BED + DEN) WITH 2 FULL BATHS, TITLED UNDERGROUND HEATED PARKING, PET FRIENDLY (UP TO 15KG), AND CLOSE TO DOWNTOWN. This is Albert Park Station. With over 917sqft of space, this unit has the best floor plan and layout in the building with partial views of the beautiful City of Calgary downtown skyline. With new paint, luxury vinyl plank flooring throughout, stainless steel appliances, and in-suite laundry. It has a large master retreat with it's 4 piece ensuite and walk through closet along with a good sized second bedroom as well a third bedroom/den. With it's proximity to multiple transit options, Albert Park Station has quick and easy access to downtown, Deerfoot and lots of schools, parks, shopping, medical offices, restaurants and other conveniences on international avenue. This unit comes with one assigned underground parking stall and lots of visitor parking stalls. Easy to show, the unit is ready for quick possession. DON'T MISS OUT! Book your private showing now!