



GRASSROOTS
REALTY GROUP

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4101, 1317 27 Street SE
Calgary, Alberta

MLS # A2239787



\$300,000

Division:	Albert Park/Radisson Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	869 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 510
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Granite Counters, Kitchen Island, No Smoking Home, Separate Entrance, Storage, Vinyl Windows		

Inclusions: N/A

Welcome to Albert Park Station - where comfort meets convenience in this bright and beautifully positioned corner unit. Nestled on the quiet south end of the building, this thoughtfully laid-out home offers a sense of space, privacy, and light that's hard to find at this price point. As you step inside, you're welcomed by a generous foyer with enough room for a small office or reading nook—setting the tone for a home that values both function and flow. The kitchen is finished with timeless granite counters and stainless steel appliances, with a raised breakfast bar that opens into a spacious dining and living area - perfect for everything from quiet mornings to entertaining friends. But what truly sets this home apart is the large, sun-soaked patio - tucked into the corner for added privacy, yet open enough to soak in that golden southern light. Whether you're sipping coffee in the morning or enjoying a glass of wine in the evening, this is your outdoor sanctuary. The two bedrooms are thoughtfully separated for added privacy, with the primary suite featuring a walk-in closet and private ensuite. The second bedroom is equally bright, ideal for guests or a roommate. Additional features include in-suite laundry, titled heated underground parking, and a secure building with fob access and cameras for peace of mind. The common areas are currently undergoing a transformation — so you will be proud to welcome guests into a stylish, contemporary building. Pet-friendly (up to 15kg), close to transit, parks, shops, and only a 7-minute commute to downtown—this home offers incredible value in one of Calgary's most accessible locations. This isn't just another condo. It's the space you been waiting for.

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