



GRASSROOTS
REALTY GROUP

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2312, 1317 27 Street SE
Calgary, Alberta

MLS # A2242510



\$299,900

Division:	Albert Park/Radisson Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	761 sq.ft.	Age:	2014 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard
Floors:	Carpet, Ceramic Tile
Roof:	Rubber
Basement:	-
Exterior:	Composite Siding, Stone, Wood Frame
Foundation:	-
Features:	Breakfast Bar, Granite Counters, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	\$ 435
LLD:	-
Zoning:	M-C1
Utilities:	-

Inclusions: na

This 3rd-floor condo offers excellent value with a spacious, well-designed layout and comfortable features throughout. Fully carpeted for a cozy feel, this home provides a warm and inviting atmosphere from the moment you walk in. The open-concept kitchen, dining, and living area is perfect for relaxing or entertaining. The kitchen is equipped with sleek granite countertops, stainless steel appliances, and generous cabinet space—everything you need to enjoy cooking at home. The large primary bedroom includes its own 4-piece ensuite and an extra east-facing window, perfect for enjoying the natural morning light. A second bedroom with a great view and a second full bathroom make this layout ideal for guests, roommates, or a home office setup. Plus, enjoy the convenience of in-suite laundry with a stacked washer and dryer. Step outside to a spacious balcony with views to the east, west, and north—including a glimpse of Calgary's downtown skyline. A titled underground parking stall is included, offering secure and weather-protected parking year-round. Located just minutes from downtown and with easy access to transit, Inglewood, Bridgeland, and the East Village, this home is perfectly situated.