



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

2303, 1317 27 Street SE
Calgary, Alberta

MLS # A2243681



\$302,500

Division:	Albert Park/Radisson Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	790 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 460
Basement:	-	LLD:	-
Exterior:	Stone, Veneer, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions: None

Urban Living with Future Upside, Prime Inner-City 2 Bed, 2 Bath Condo! Live in the heart of Calgary's next hot spot, where new development and investment are fueling a vibrant transformation. This bright and inviting 2-bedroom, 2-bath condo offers nearly 800 sq ft of open-concept living in a secure, well-kept building. The functional kitchen features full-size appliances, a generous island, and seamless flow into the dining and living spaces, perfect for relaxing or entertaining. Enjoy your own private balcony, in-suite laundry, plenty of storage, and titled underground heated parking. Both bedrooms are spacious and versatile, ideal for roommates, guests, or a home office setup. Two full bathrooms add extra comfort and flexibility for any lifestyle. Enjoy unbeatable access to downtown, major routes, parks, transit, and all amenities. Move in and enjoy today, with the added bonus of being part of a thriving, up-and-coming community. Don't miss this smart investment in Calgary's inner city, book your showing now!