



GRASSROOTS
REALTY GROUP

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1107, 1317 27 Street SE
Calgary, Alberta

MLS # A2244302



\$259,900

Division:	Albert Park/Radisson Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	670 sq.ft.	Age:	2013 (12 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 398
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Quartz Counters		

Inclusions: N/A

This modern 2-bedroom, 1-bathroom condo offers the perfect balance of style and comfort. Situated in a sought-after neighbourhood, it's an ideal choice for professionals, young couples, or investors. The open-concept layout features a sleek kitchen with stainless steel appliances, stylish quartz countertops, a double sink, a breakfast bar, and ample cabinetry, providing both style and functionality. Abundant natural light fills the space, creating a warm and welcoming atmosphere. The spacious primary bedroom offers a tranquil retreat for relaxation. A second bedroom can serve as an office or a nice game room. Step outside to a private, gated spacious patio that's perfect for unwinding or enjoying a morning coffee. Additional perks include in-suite laundry and a heated underground parking stall. With easy access to LRT and major routes like Memorial Dr. and Deerfoot, and just minutes from downtown and nearby shopping and parks, this secure condo with FOB-secured entry and security cameras presents an excellent opportunity for urban living. This gem is vacant and ready for moving in. Do not think twice and book your showing today!