



GRASSROOTS
REALTY GROUP

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

4405, 1317 27 Street SE
Calgary, Alberta

MLS # A2246246



\$330,000

Division:	Albert Park/Radisson Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	842 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard
Floors:	Ceramic Tile, Laminate
Roof:	-
Basement:	None
Exterior:	Stone, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	No Animal Home, No Smoking Home, Quartz Counters

Water:	-
Sewer:	-
Condo Fee:	\$ 510
LLD:	-
Zoning:	M-C1
Utilities:	-

Inclusions: Fob key

****Stunning Top-Floor Condo with Rooftop Terrace & City Views!**** Welcome to this exceptional 2-bedroom, 2-bathroom top-floor condo, offering ,rare 2 titled underground parking stalls**, and located just minutes from downtown, major highways, and top shopping centers. Recently upgraded with brand new flooring, fresh paint, and modern lighting, this unit exudes style and comfort. The sleek kitchen features quartz countertops and stainless steel appliances, offering both elegance and functionality. The spacious living and dining area opens onto a private rooftop terrace—perfect for entertaining or relaxing while enjoying panoramic city views. The primary bedroom includes a 4-piece ensuite and direct access to the terrace via a private patio door. The second bedroom is well-sized, conveniently located near another full 4-piece bathroom*. There's also a dedicated office/computer room that’s nearly the size of a bedroom—ideal for working from home or as a flex space. This unit is truly a hidden gem—and don’t forget, it includes two titled underground parking stalls, a rare find in this area! ****Don’t miss out—contact us today to book your private showing!****