

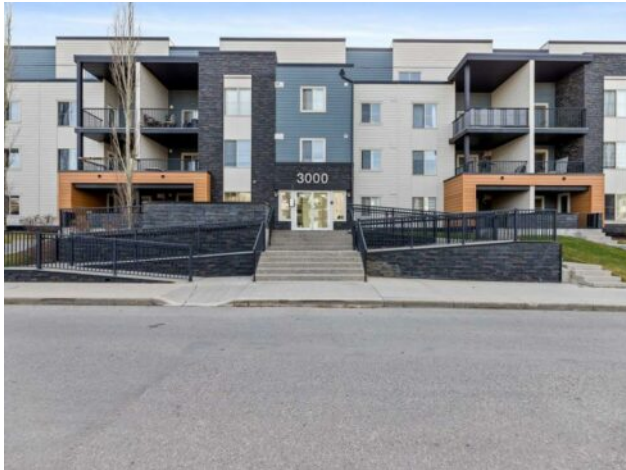


GRASSROOTS
REALTY GROUP

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3204, 1317 27 Street SE
Calgary, Alberta

MLS # A2270033



\$294,000

Division:	Albert Park/Radisson Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	774 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt/Gravel	Condo Fee:	\$ 460
Basement:	-	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Open Floorplan		

Inclusions: N/A

Welcome to Albert Park Station!! This complex is in a great location with quick access to Deerfoot Trail and only minutes to Downtown. It is also walking distance to International Avenue (17 Ave SE) with its numerous great restaurants with every type of cuisine. The complex is 10 years old and very well maintained. The unit itself is a nice sized 2 bedroom , 2 bathroom apartment with a balcony that shows downtown Calgary off to the west. Many upgrades were completed in 2024 including new Luxury Plank Flooring, all new appliances, and a new kitchen faucet amongst others. It is also receiving a fresh coat of paint so your home will feel like new. As a bonus, it comes with titled, heated underground parking close to the elevator. There are numerous schools, parks, walking and bicycling trails, and shopping nearby. Opportunities like this for under \$300k don't come along everyday so contact your favourite REALTOR today for a showing.