



**2204, 1317 27 Street SE
Calgary, Alberta**

MLS # A2288027



\$274,900

Division:	Albert Park/Radisson Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	764 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Flat, Membrane	Condo Fee:	\$ 441
Basement:	-	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Granite Counters, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

2BEDROOMS PLUS DEN| TWO FULL BATHS| UNDERGROUND TITLED PARKING| NEW LVP FLOORING| FRESH PAINT| NEW BLINDS| Exceptional opportunity in the heart of Albert Park—this beautifully updated, move-in-ready condo includes a titled underground parking stall, offering the comfort and convenience of secure, hassle-free parking. Featuring newer luxury vinyl plank flooring and fresh paint, new blinds, the bright open-concept layout creates an inviting space perfect for relaxing or entertaining. The spacious living area flows seamlessly into a well-appointed kitchen with rich wood cabinetry, granite countertops, appliances including an electric stove, and a convenient breakfast bar. This home offers two generous bedrooms, highlighted by a large primary suite with a walk-in closet and private ensuite, plus a second full bathroom with granite counters and a full-size stacked washer and dryer for added convenience. A versatile den provides the perfect space for a home office, study area, or extra storage. Step outside to your nearly 100 sq. ft. private balcony—large enough for a full patio set—ideal for summer evenings and outdoor entertaining. The building has also undergone stylish updates with new flooring and fresh paint throughout the common areas, enhancing its modern appeal. Enjoy an unbeatable location just steps from Albert Park Centennial Gardens, the community centre with hockey and skating rink, community gardens, and playground, and close to schools including Radisson Park School, Bishop Kidd School, and Father Lacombe High School. With quick access to Deerfoot Trail and Downtown Calgary, plus nearby shopping and transit, this is urban living at its finest.