



1414, 1317 27 Street SE  
Calgary, Alberta

MLS # A2288445



**\$322,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Albert Park/Radisson Heights       |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 876 sq.ft.                         | <b>Age:</b>   | 2015 (11 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Heated Garage, Titled, Underground |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                               |                   |        |
|--------------------|-------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard, Natural Gas        | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Tile, Vinyl Plank             | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Flat Torch Membrane, Membrane | <b>Condo Fee:</b> | \$ 517 |
| <b>Basement:</b>   | -                             | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Stone, Vinyl Siding           | <b>Zoning:</b>    | M-C1   |
| <b>Foundation:</b> | -                             | <b>Utilities:</b> | -      |

**Features:** Breakfast Bar, Chandelier, Closet Organizers, Elevator, Granite Counters, Open Floorplan, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** TV mount in primary bedroom

TOP FLOOR CORNER UNIT | 2 BED + DEN AREA | 2 FULL BATHS | GRANITE COUNTERS | STAINLESS STEEL APPLIANCES | BRAND NEW VINYL PLANK FLOORING | IN-SUITE LAUNDRY | BRIGHT NE CORNER DECK | TITLED UNDERGROUND PARKING | BUYER TO CHOOSE PAINT COLOUR, SELLER TO PAY FOR THE UNIT TO BE PROFESSIONALLY REPAINTED PRIOR TO CLOSING DAY | ORIGINAL OWNER & OWNER OCCUPIED SINCE BUILT | 7 MINUTES TO DOWNTOWN | Welcome to Albert Park Station &ndash; This very quiet and private unit offers two bedrooms and two bathrooms with an open floorplan on the NE corner of the 1000 Block, with a lot of light and space! (See notes under photographs) As an end unit, you will notice the spacious and airy feel as soon as you walk into the large entry and nook space perfect for a home office, computer, work or study area. The large dining space and breakfast bar make seating options perfect for you and your guests to enjoy dining, snacks and beverages. The bright living room walks out to the large corner deck offering views of the hillside and privacy to enjoy that glass of wine at the end of the day. The two bedrooms are separated by the living space, perfect for a family, guests or a roommate and the primary suite features an ensuite bath and walk-through closet! Additional perks include in-suite laundry and storage space, titled heated underground parking ideally located within steps of the door to the elevator. With proximity to parks, playgrounds, the Bow River, shopping, schools and many transit options, this unit offers fantastic value. Oh also!! It is Pet-friendly up to 15kg so bring your furry friend! Condo fees are only \$517.14 and include all utilities except for electricity, internet or cable! This is a home you will be happy and proud to gather your friends and family in. Call your

favourite Realtor to view! There will be a ONE-HOUR ONLY Open House hosted on Sunday, March 22 between 2-3pm!