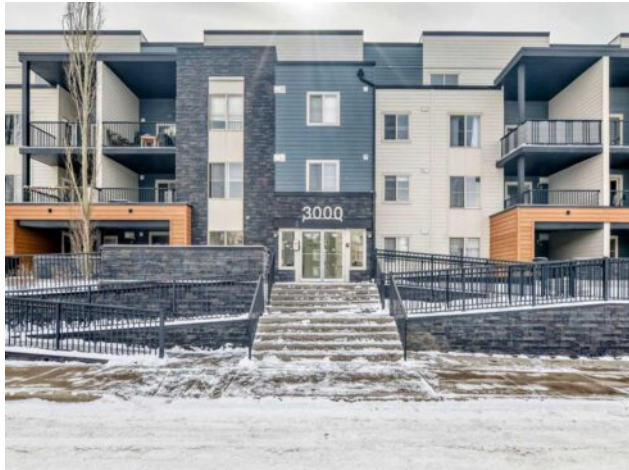




**3104, 1317 27 Street SE
Calgary, Alberta**

MLS # A2298483



\$249,900

Division:	Albert Park/Radisson Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	668 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 404
Basement:	-	LLD:	-
Exterior:	Veneer	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

Welcome to Unit 3104 at Albert Park Station, a bright main-floor, open-concept 2-bedroom condo offering excellent value in a well-managed complex. The kitchen features granite countertops, stainless steel appliances, and ample cabinetry. The layout includes two generously sized bedrooms and a full bathroom, making it a great option for first-time buyers, professionals, or investors. In-suite laundry and practical storage add everyday convenience.. Additional features include heated underground parking, secure fob entry, a large balcony, and a pet-friendly policy (up to 15kg) With quick access to downtown, major routes, transit, shopping, and parks, this move-in ready unit offers strong value in a central location. Immediate possession available. Don't miss this opportunity.