



**4311, 1317 27 Street SE
Calgary, Alberta**

MLS # A2148775



\$261,000

Division:	Albert Park/Radisson Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	571 sq.ft.	Age:	2015 (9 yrs old)
Beds:	2	Baths:	1
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 361
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, See Remarks, Vinyl Windows		

Inclusions: none

Location! Location! Location! Welcome to Your New Home in the Highly Sought-After Albert Park Community This charming 2-bedroom, 1-bathroom apartment & 2 titled parking offers the perfect blend of comfort and convenience, making it an ideal opportunity for first-time home buyers and investors alike. With abundant natural light and excellent ventilation, you'll enjoy a bright and airy atmosphere throughout the home. Home Features: Spacious Living Area: The open living room is perfect for relaxation and entertainment, providing a welcoming space for you and your guests. Modern Kitchen: Equipped with sleek appliances and ample cabinet space, the kitchen is a chef's delight. The quartz countertops and contemporary fixtures make it feel like a luxurious, upgraded suite. Bedrooms: The master bedroom offers a peaceful retreat, while the second bedroom can easily serve as an office or guest room. Stylish Bathroom: The bathroom features modern fixtures and finishes, adding a touch of elegance to your daily routine. Convenient Laundry: Enjoy the convenience of a built-in stackable laundry unit within the suite. Private Patio: Step outside to your south-facing private patio, perfect for savoring a morning coffee or soaking up the sun. Heated Underground Parking: Benefit from the safety and privacy of two underground parking spaces. Community Highlights: Situated just steps away from shopping centers, schools, playgrounds, major highways, and gas stations, this condo offers unparalleled convenience. The vibrant community of Albert Park is known for its family-friendly atmosphere and easy access to public transportation. Seller's Favorite Features: Abundant natural light and ventilation create a refreshing living environment. Proximity to essential amenities makes daily errands a breeze. Modern kitchen and stylish finishes enhance the home's

appeal. Don't miss this golden opportunity to own a beautiful condo at the lowest price in the area. Book a viewing today and take a tour of this exceptional property.