



**4201, 1317 27 Street SE
Calgary, Alberta**

MLS # A2149413



\$329,800

Division:	Albert Park/Radisson Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	867 sq.ft.	Age:	2015 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Additional Parking, Garage Door Opener, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Central, Natural Gas	Water:	Public
Floors:	Carpet, Linoleum	Sewer:	Public Sewer
Roof:	-	Condo Fee:	\$ 510
Basement:	-	LLD:	-
Exterior:	Stone, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	Electricity Connected, Water Connected
Features:	Breakfast Bar, Elevator, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Track Lighting, Vinyl Windows, Walk-In Closet(s), Wired for Data		
Inclusions:	Existing furniture		

Look No further! Discover this charming and large CORNER condo unit bathed in SOUTH and EAST sunshine. Located in the sought-after and safe SE community of Albert Park/Radisson Heights. This affordable and well maintained 2-bedroom, 2-bathroom condo features an additional office area. The open floor plan, complemented by many big windows, floods the space with natural light and offers a delightful community view. The well-designed kitchen boasts STAINLESS STEEL appliances, ample cabinet space, GRANITE countertops and a convenient breakfast bar for casual dining. The two generously sized bedrooms are thoughtfully positioned on opposite sides of the living room, providing more privacy. The primary bedroom features a walk-through closet leading to a sparkling ensuite, while the second bedroom is just a few steps away from the second full bathroom. Need a home office or a hobby/games area? The versatile open space at the entrance area of this unit easily adapts to your lifestyle. Step out onto the private oasis of the big balcony, where you can enjoy your leisure time and view on the quiet street. Plus, rest assured with the included Titled, Heated and Secured Underground parking stall and plenty of ample visitor parking spaces just in front of the building. Walking distance to LRT station (Franklin station) and schools and shopping malls/centers. Short 7 minutes (5 Kms) driving distance to DOWNTOWN Calgary. Available Immediately. Don't miss out on this fantastic opportunity. ACT NOW before it's gone!