



**1310, 1317 27 Street SE**  
**Calgary, Alberta**

**MLS # A2154684**



**\$319,900**

<b>Division:</b>	Albert Park/Radisson Heights		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	762 sq.ft.	<b>Age:</b>	2015 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 430
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** n/a

Discover this exceptional condo that brings you closer to the vibrant heart of the city while avoiding the concrete jungle! Spanning a spacious 761 square feet, this unique apartment comes with the added convenience of an underground titled parking stall. Featuring two bedrooms, a versatile den, and two full bathrooms, this property is designed with both comfort and style in mind. The well-appointed kitchen boasts elegant granite countertops and a practical eating bar, making meal preparation a joy. The adjacent dining area or office flows seamlessly into the expansive living room, which opens onto a generous balcony—ideal for relaxation and entertaining. The primary bedroom is a standout feature, offering ample space for a king-size bed and an enormous walk-in closet. Location is key with this condo. Just under a kilometre from both Franklin and Barlow C-train stations, you'll have effortless access to public transportation. Enjoy nearby outdoor adventures with the scenic Bow River pathway, and experience the buzz of downtown just a quick 5-kilometre drive away. With numerous schools within walking distance and the vibrant International Avenue district offering a range of shopping options, you're perfectly positioned to enjoy the best of city life. Why settle for the suburbs when you can immerse yourself in the best of urban living in this stunning apartment? Contact your preferred realtor today to schedule a viewing and make this exceptional condo your new home!