



**3101, 1317 27 Street SE
Calgary, Alberta**

MLS # A2185062



\$329,900

Division:	Albert Park/Radisson Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	871 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 510
Basement:	-	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Granite Counters, No Smoking Home		

Inclusions: Garage Door Fob

Discover the perfect blend of style, comfort, and convenience in this 2-bedroom, 2-bathroom corner unit on the main floor. This condo offers 871 ft² of living space, flooded with natural light through oversized SE-facing windows. Step into an open-concept floorplan featuring a modern kitchen with granite countertops, stainless steel appliances, and a chic tile backsplash. The living and dining areas provide ample room to relax, with access to a large patio—ideal for BBQs or enjoying your morning coffee in the sun. The primary suite offers a walk-through closet and a private 3 pc ensuite bathroom. The second bedroom, positioned on the opposite side of the unit, ensures maximum privacy—perfect for guests or roommates. A versatile den provides the perfect space for a home office, gaming area, or hobby corner. Additional features include in-suite laundry with extra storage, titled underground heated parking, ample visitor parking, and it’s pet-friendly! Location is everything! Enjoy easy access to the C-train station, bus routes, major roadways, and a short 7-minute commute to downtown Calgary. Shopping, schools, parks, and recreational facilities are all within walking distance, making this condo an unbeatable choice for urban living without the downtown price tag.