



GRASSROOTS
REALTY GROUP

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**4308, 1317 27 Street SE
Calgary, Alberta**

MLS # A2190729



\$349,900

Division:	Albert Park/Radisson Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	916 sq.ft.	Age:	2013 (12 yrs old)
Beds:	3	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 535
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: N/A

TOP-FLOOR UNIT | 2 BED + DEN (OR 3 BED) | 2 FULL BATHS | INNER-CITY LIVING | OPEN FLOORPLAN | GRANITE COUNTERS | IN-SUITE LAUNDRY | TITLED UNDERGROUND PARKING | PET-FRIENDLY (UP TO 15KG) Welcome to Alberta Park Station, where affordability meets convenience just 7 minutes from downtown! This spacious top-floor unit features one of the largest layouts in the complex, offering 2 bedrooms + a den (or 3rd bedroom), 2 full bathrooms, and an open-concept design perfect for modern living. The primary suite boasts a 12x10 layout, a walk-through closet, and a private 3-piece ensuite with a stand-up shower, easily fitting a king-size bed. The additional bedrooms provide flexibility for kids, guests, or a home office. The kitchen shines with granite countertops, ample storage, and a breakfast bar, while the bright living and dining area opens to a large balcony, ideal for unwinding with a glass of wine and enjoying the sunset. Additional perks include in-suite laundry, extra storage, and titled heated underground parking (one of the best spots in the building, plus bike and tire storage). With a FOB-secured entry, security cameras, and a prime location near Franklin LRT, parks, schools, and shopping, this unit offers unbeatable value. Immediate possession available—book your private viewing today!