



1415, 1317 27 Street SE
Calgary, Alberta

MLS # A2193720



\$345,000

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Albert Park/Radisson Heights | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Low-Rise(1-4) | | |
| Size: | 875 sq.ft. | Age: | 2015 (10 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Parkade, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|--------------------------|-------------------|--------|
| Heating: | Baseboard | Water: | - |
| Floors: | Laminate, Tile | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 510 |
| Basement: | - | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | M-C1 |
| Foundation: | - | Utilities: | - |
| Features: | Granite Counters | | |

Inclusions: tv and tv wall mount in dining room, hallway mirror on wall

Welcome to Albert Park Station – the perfect location for downtown access! This TOP-FLOOR CORNER UNIT offers two bedrooms and two bathrooms with an open floorplan on the SE corner with lots of light and space at 875 sq. ft. As an end unit, you will notice the spacious and airy feel as soon as you walk into the large foyer that could double as a computer working area. The large dining room includes the wall TV in the sale so you can watch the game while cooking on the new oven delivered last week! The granite countertops will make your snacks and beverages look even better to your guests sitting up at the counter bar. The living room is sunny and bright with ample space for more entertaining. The corner deck is extra large and offers privacy to enjoy that glass of wine at the end of the day. Three bedrooms round out this spacious condo, with the Primary Bedroom featuring a lovely ensuite and walk-in closet. Additional perks include in-suite laundry and titled heated underground parking in an ideal end-location so your car is more protected. With a FOB-secured entry, security cameras, and near Franklin LRT, parks, shopping and schools, this unit offers fantastic value. The hallways and lobby are even currently getting a facelift so you will be proud to invite guests over to your new home on the Top Corner! Pet-friendly up to 15kg so bring your furry friends!