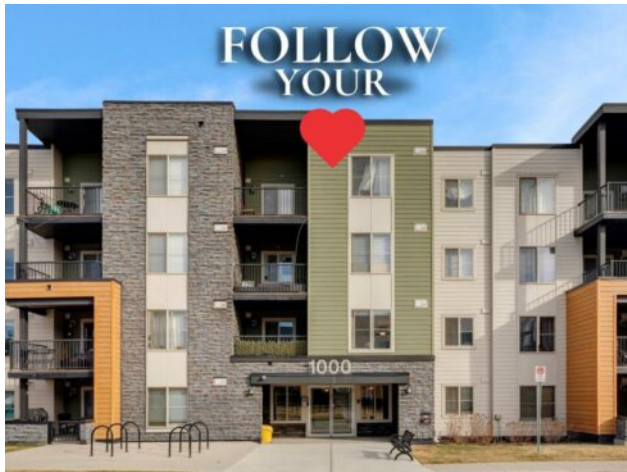




1112, 1317 27 Street SE
Calgary, Alberta

MLS # A2205404



\$315,000

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Albert Park/Radisson Heights | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 757 sq.ft. | Age: | 2013 (12 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Guest, Off Street, Stall, Titled, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

Heating: Baseboard, Natural Gas

Floors: Carpet, Ceramic Tile

Roof: -

Basement: -

Exterior: Stone, Wood Frame

Foundation: -

Features: Breakfast Bar, Built-in Features, Closet Organizers, Elevator, Open Floorplan, Separate Entrance, Storage, Vinyl Windows

Water: -

Sewer: -

Condo Fee: \$ 435

LLD: -

Zoning: M-C1

Utilities: -

Inclusions: Refrigerator, Stove, Microwave, Dishwasher, Washer, Dryer, Window Coverings, Floating shelf in den (top right)

AMAZING PRICE! This stylish 2-bedroom, 2-bathroom + DEN main-floor condo is perfect for single professionals, small families, or investors looking for modern comfort in a pet-friendly building with quick access to downtown. The open-concept living space features a gourmet kitchen with stainless steel appliances, granite countertops, a breakfast bar, and beautiful tile flooring. The spacious primary bedroom includes a walk-through closet and a private ensuite bathroom with a tub/shower combo and granite counters, while the second bathroom offers the same high-end finishes with granite counters. A versatile den serves as the perfect home office, playroom, or extra storage space. The unique gated balcony feels like a private covered patio, offering a quiet retreat with minimal traffic nearby and a north-facing orientation to keep it cool in the summer. In-suite laundry adds convenience, and a titled underground parking stall ensures secure year-round parking. Located just minutes from downtown, and right next to a playground with greenspace, this is an exceptional opportunity. Book your private showing today! Note: Builder gave possession for owners to move in June 2015, even though the year built says 2013.