



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

1410, 1317 27 Street SE
Calgary, Alberta

MLS # A2212549



\$310,000

Division:	Albert Park/Radisson Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	759 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Electric	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 435
Basement:	-	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Vinyl Windows		

Inclusions:	Light Fixtures,
-------------	-----------------

Welcome to this bright and spacious top-floor condo offering nearly 800 sq ft of comfortable, updated living space. Freshly painted and professionally deep cleaned, this unit is move-in ready and perfect for first-time buyers, investors, or those looking to downsize without compromising on style or convenience. Step inside to an open and functional layout featuring a large living and dining area that opens to your private balcony—a perfect place to unwind with partial city views. The kitchen is well-equipped with plenty of counter and cabinet space, making meal prep a breeze. This smartly designed unit includes two generous bedrooms, including a primary suite with private ensuite, plus a second full bathroom—ideal for guests or shared living. A spacious den adds flexibility as a home office or additional storage space. Additional highlights include in-suite laundry, titled parking near the elevator, and a quiet top-floor location offering both privacy and peace. The building is conveniently situated with easy access to major roadways, walking distance to the C-Train station, and just minutes from downtown. Enjoy nearby schools, shopping, restaurants, parks, and public transit—everything you need is close by. Don't miss your chance to own this exceptional top-floor unit in a well-connected and established community. Book your showing today!