

**1410, 1317 27 Street SE**  
**Calgary, Alberta**

**MLS # A2229604**



**\$299,900**

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

**Heating:** Baseboard, Electric

**Floors:** Carpet, Linoleum

**Roof:** Asphalt Shingle

**Basement:** -

**Exterior:** Composite Siding, Wood Frame

**Foundation:** -

**Features:** Kitchen Island, Open Floorplan, Vinyl Windows

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 435

**LLD:** -

**Zoning:** M-C1

**Utilities:** -

**Inclusions:** washer, dryer, microwave, rangehood fan, garage controls, window coverings

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!