

**1211, 1317 27 Street SE**  
**Calgary, Alberta**

**MLS # A2233336**



**\$320,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <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>     | 764 sq.ft.                         | <b>Age:</b>   | 2015 (10 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Parkade, Underground               |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                                                                                                              |                   |        |
|--------------------|------------------------------------------------------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard                                                                                                                    | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Laminate, Linoleum                                                                                                           | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                                                                                                                            | <b>Condo Fee:</b> | \$ 460 |
| <b>Basement:</b>   | -                                                                                                                            | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Wood Frame                                                                                                                   | <b>Zoning:</b>    | M-C1   |
| <b>Foundation:</b> | -                                                                                                                            | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Breakfast Bar, Ceiling Fan(s), Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s) |                   |        |

**Inclusions:** n/a

Exceptional Opportunity &ndash; Includes 2 Titled Underground Parking Stalls! Say goodbye to the hassle of street parking. This beautifully updated condo is a rare find, offering two titled underground parking stalls&mdash;a true luxury in urban living. Step into a bright, modern, and move-in-ready home featuring newer laminate flooring, fresh paint, and contemporary ceiling fans. The open-concept layout creates an inviting atmosphere, perfect for both relaxing and entertaining. The spacious living area flows seamlessly into a well-appointed kitchen with sleek medium-tone wood cabinetry, granite countertops, stainless steel appliances, a ceran top stove, and a convenient breakfast bar. This home offers two generous bedrooms, including a large primary suite complete with a walk-in closet and a private ensuite. A second full bathroom includes granite countertops, glass sliding shower doors, and a full-size stacked washer and dryer for added convenience. Need extra space? The versatile den is ideal for a home office, study area, or additional storage. Enjoy warm summer evenings on the nearly 100 sq. ft. south-facing balcony, large enough for a full patio set and more&mdash;perfect for entertaining or simply relaxing. The building is currently undergoing stylish updates, including new flooring and fresh paint throughout all common areas, enhancing its modern appeal. Unbeatable location: Just a short walk to Albert Park Centennial Gardens, the community centre with hockey/skating rink, community gardens, and a playground just steps from your door. Nearby schools include Radisson Park (K&ndash;12), Bishop Kidd, and Father LaCombe&mdash;ideal for families. Minutes to shopping, transit, schools, and parks, with quick access to Deerfoot Trail and Downtown.