2114, 1317 27 Street SE
Calgary, Alberta

MLS # A2229653

$309,900

Division:	Albert Park/Radisson Heights
Type:	Residential/Low Rise (2-4 stories)
Style:	Apartment-Single Level Unit

Size:	884 sq.ft.	**Age:**	2015 (10 yrs old)
Beds:	2	**Baths:**	2

Garage:	Heated Garage, Titled, Underground
Lot Size:	-
Lot Feat:	-

Heating:	Baseboard	**Water:**	-
Floors:	Carpet, Linoleum	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 510
Basement:	-	**LLD:**	-
Exterior:	Stone, Vinyl Siding, Wood Frame	**Zoning:**	M-C1
Foundation:	-	**Utilities:**	-
Features:	Ceiling Fan(s), Granite Counters, Track Lighting		

Inclusions:	TV Bracket

Welcome to Albert Park Station – a fantastic opportunity to own a well-laid-out ground floor condo with a northeast-facing exposure that brings in plenty of soft morning light. This two-bedroom, two-bathroom unit offers a smart and functional open-concept layout, ideal for both daily living and entertaining. As you enter, you're greeted by a generous foyer with enough space to set up a home workstation or reading nook. The kitchen is modern and inviting, featuring granite countertops, ample cabinet storage, and a brand-new oven perfect for home chefs. There's plenty of space to host dinner in the full-sized dining area, and your guests can easily gather at the counter-height bar while you cook. The living room opens directly to your private patio, with convenient street-level access—great for anyone with pets or who prefers no stairs or elevators. The Primary Bedroom includes a walk-through closet and its own 4-piece ensuite, while the second bedroom and full bathroom are thoughtfully positioned for privacy. Additional highlights include in-suite laundry, titled underground heated parking, and a secure FOB-entry building with video surveillance. Located close to Franklin LRT station, parks, shopping, and schools, this is a pet-friendly building (up to 15kg) offering exceptional value. Whether you're a first-time buyer, downsizer, or investor, this home delivers on lifestyle and convenience.