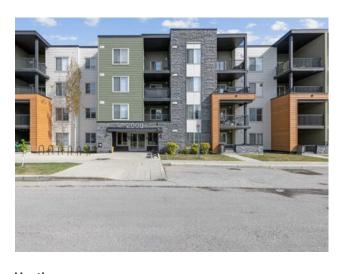


780-228-4266 al@grassrootsrealtygroup.ca

2114, 1317 27 Street SE Calgary, Alberta

MLS # A2229653



\$309,900

Division: Albert Park/Radisson Heights Residential/Low Rise (2-4 stories) Type: Style: Apartment-Single Level Unit Size: 884 sq.ft. Age: 2015 (10 yrs old) **Beds:** Baths: Garage: Heated Garage, Titled, Underground Lot Size: Lot Feat:

Heating: Water: Baseboard Floors: Sewer: Carpet, Linoleum Roof: Condo Fee: \$510 **Basement:** LLD: Exterior: Zoning: Stone, Vinyl Siding, Wood Frame 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.