

2212, 1317 27 Street SE  
Calgary, Alberta

MLS # A2243230



## \$297,900

|                  |                                                               |               |                   |
|------------------|---------------------------------------------------------------|---------------|-------------------|
| <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>   | Heated Garage, Insulated, Parkade, Stall, Titled, Underground |               |                   |
| <b>Lot Size:</b> | -                                                             |               |                   |
| <b>Lot Feat:</b> | -                                                             |               |                   |

|                    |                                                                                                                 |                   |        |
|--------------------|-----------------------------------------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard, Natural Gas                                                                                          | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Tile                                                                                                    | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt/Gravel                                                                                                  | <b>Condo Fee:</b> | \$ 435 |
| <b>Basement:</b>   | -                                                                                                               | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Composite Siding, Concrete, Stone, Wood Frame                                                                   | <b>Zoning:</b>    | M-C1   |
| <b>Foundation:</b> | -                                                                                                               | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Closet Organizers, Granite Counters, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Vinyl Windows |                   |        |

**Inclusions:** n/a

Welcome to this light-filled 2nd floor condo 2 bedrooms + 2 full baths + a den, just under 800 sq ft of thoughtfully updated interiors. Whether you're a first-time buyer ready to get on the property ladder, scaling down to something more manageable, or looking to invest in a prime location—this unit checks all the boxes. Step into a freshly painted space, nicely maintained property that will assure a smooth move-in experience. The open-concept layout creates a sense of flow between the spacious living area, dining room, and well-appointed kitchen featuring granite countertops and stainless steel appliances, designed to make cooking and entertaining effortless. Slide open the balcony door and enjoy peaceful views from your private outdoor escape. Two full bedrooms provide room to relax, including a generous primary suite with its own bathroom for added privacy. A second full bath serves guests or roommates with ease. Need a home office or a spot to store gear? The large den delivers flexibility for your lifestyle. Convenience is key—this unit offers in-suite laundry, titled parking in the heated and secured underground parkade. A larger open balcony with BBQ hook up is an ideal spot to enjoy fresh air and for outdoor relaxation. You're just minutes from downtown with quick access to major roads, C-Train and public transportation and nearby amenities that include an adjacent park, a strip mall, restaurants and schools. Proximity to bike and river pathways, with attractions like the Calgary Zoo, Telus Spark Center, Pearce Estate Park, and Inglewood Golf & Country Club just a 30-40 minutes walk away., the C-Train, parks, shops, schools, and restaurants. Live comfortably, connect easily, and own with confidence in an established neighborhood that keeps you close to everything.