

1410, 1317 27 Street SE
Calgary, Alberta

MLS # A2229604



\$299,900

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

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|--------------------|---|-------------------|--------|
| Heating: | Baseboard, Electric | Water: | - |
| Floors: | Carpet, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 435 |
| Basement: | - | LLD: | - |
| Exterior: | Composite Siding, Wood Frame | Zoning: | M-C1 |
| Foundation: | - | Utilities: | - |
| Features: | Kitchen Island, Open Floorplan, Vinyl Windows | | |

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!