

1102, 1317 27 Street SE  
Calgary, Alberta

MLS # A2234452



## \$309,900

<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>	868 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>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 509
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Elevator, Granite Counters, See Remarks		

**Inclusions:** N/A

This spacious 2 bed, 2 bath end unit is located on the ground floor and is located directly across from a large greenspace/park & playground. This floor plan is open and bright with ample windows that bring in tons of natural sunlight. The kitchen consists of granite countertops, S/S appliances, tiled backsplashes and breakfast bar that overlooks the separate dining area and large living room. The master bedroom features a walk through closet leading to a 3pc en suite. There is a spacious 2nd bedroom, 4pc bath and Den area. Additional bonuses include: one titled underground parking stall, A/C, in-suite laundry plus an oversized West facing balcony that allows you to conveniently access enjoy the park/greenspace right from your home. Located close to schools, parks, shops, city transit and easy access to main roadways. This condo is must see to appreciate.