

**3208, 1317 27 Street SE**  
**Calgary, Alberta**

**MLS # A2239534**



**\$335,000**

<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>	917 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 535
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** n/a

3 BEDROOM (OR 2 BED + DEN) WITH 2 FULL BATHS, TITLED UNDERGROUND HEATED PARKING, PET FRIENDLY (UP TO 15KG), AND CLOSE TO DOWNTOWN. This is Albert Park Station. With over 917sqft of space, this unit has the best floor plan and layout in the building with partial views of the beautiful City of Calgary downtown skyline. With new paint, luxury vinyl plank flooring throughout, stainless steel appliances, and in-suite laundry. It has a large master retreat with it's 4 piece ensuite and walk through closet along with a good sized second bedroom as well a third bedroom/den. With it's proximity to multiple transit options, Albert Park Station has quick and easy access to downtown, Deerfoot and lots of schools, parks, shopping, medical offices, restaurants and other conveniences on international avenue. This unit comes with one assigned underground parking stall and lots of visitor parking stalls. Easy to show, the unit is ready for quick possession. DON'T MISS OUT! Book your private showing now!