

**307, 1317 27 Street SE**  
**Calgary, Alberta**

**MLS # A2221464**



**\$289,000**

<b>Division:</b>	Albert Park/Radisson Heights		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Multi Level Unit		
<b>Size:</b>	670 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 398
<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>	Breakfast Bar, Granite Counters, Kitchen Island, Open Floorplan		

**Inclusions:** N/A

This two-bedroom condo with one bathroom offers contemporary urban living ideal for a young family or first-time homebuyer. This unit blends high value with comfort. The kitchen is fully equipped with stainless steel appliances, quartz countertops, and ample cabinetry, providing both style and functionality. The dining area is conveniently located next to the kitchen and seamlessly flows into the spacious living room, creating an open-concept layout that maximizes the natural light from the large window. The living room is bright and sunny all day, making it an inviting space for relaxation. Step out onto the south facing balcony, perfect for a BBQ or just soaking up the sun on warm days. This condo offers easy access to major roads such as Memorial Dr., Deerfoot, and is just minutes away from downtown. Nearest LRT is the Franklin LRT at 1.1 km. other amenities include the Bell, Calgary Zoo, and Telus Spark Center. Grocery stores; Public and separate schools are all withing 5 min driving. Whether you're a first-time homebuyer or an investor looking for a growing asset, this condo is an excellent choice.