

# \$319,800 - 1101, 1317 27 Street Se, Calgary

MLS® #A2194153

**\$319,800**

2 Bedroom, 2.00 Bathroom, 871 sqft

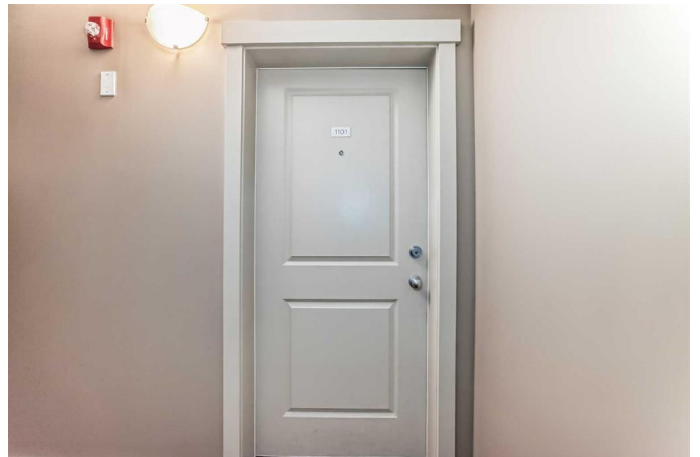
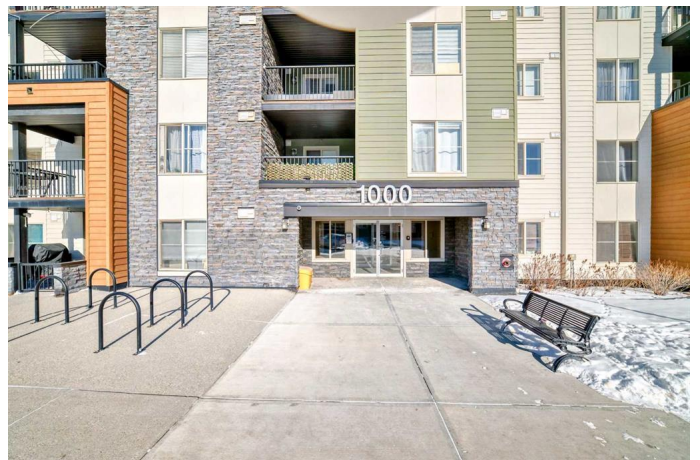
Residential on 0.00 Acres

Albert Park/Radisson Heights, Calgary, Alberta

CORNER UNIT | 2 BED + DEN | 2 FULL BATHS | OPEN FLOORPLAN | GRANITE COUNTERS | STAINLESS STEEL APPLIANCES | IN-SUITE LAUNDRY | TITLED UNDERGROUND PARKING | 7 MINUTES TO DOWNTOWN | Welcome to Alberta Park Station!

This charming and large corner unit is conveniently located on the Ground Level and is siding to a park and playground, providing convenience for your kids and furry friends. Inside, you will find an open-concept kitchen with breakfast bar, granite counter-tops, and stainless steel appliances overlooking a large Dining room and Living room flooded with sunlight. The two generously sized bedrooms are thoughtfully positioned on opposite sides of the Living room, adding more privacy. The primary bedroom features a walk-through closet and a full bath, whereas the second bedroom is just steps away from the second full bath. The versatile open space at the entrance area is perfect for a home office or a hobby area. The massive patio is ideal for summer BBQ with family and friends. Titled underground heated parking, ample visitor parking, and is pet friendly (max 15 kg). Quick access to Barlow Trail, Deerfoot Trail, and 17th Ave. Minutes drive to C-train station, bus routes, and 7 minutes to downtown Calgary. Close to shopping malls, schools, and parks. This condo is an unbeatable choice for urban living and affordability! Immediate possession available, book your private viewing today!

Inside, you will find an open-concept kitchen with breakfast bar, granite counter-tops, and stainless steel appliances overlooking a large Dining room and Living room flooded with sunlight. The two generously sized bedrooms are thoughtfully positioned on opposite sides of the Living room, adding more privacy. The primary bedroom features a walk-through closet and a full bath, whereas the second bedroom is just steps away from the second full bath. The versatile open space at the entrance area is perfect for a home office or a hobby area. The massive patio is ideal for summer BBQ with family and friends. Titled underground heated parking, ample visitor parking, and is pet friendly (max 15 kg). Quick access to Barlow Trail, Deerfoot Trail, and 17th Ave. Minutes drive to C-train station, bus routes, and 7 minutes to downtown Calgary. Close to shopping malls, schools, and parks. This condo is an unbeatable choice for urban living and affordability! Immediate possession available, book your private viewing today!



Built in 2015

## Essential Information

MLS® #	A2194153
Price	\$319,800
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	871
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Active

## Community Information

Address	1101, 1317 27 Street Se
Subdivision	Albert Park/Radisson Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 4Y5

## Amenities

Amenities	Elevator(s), Park, Parking, Playground, Secured Parking, Visitor Parking
Parking Spaces	1
Parking	Heated Garage, Titled, Underground, Parkade, Stall

## Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard
Cooling	Central Air
# of Stories	4

## Exterior

Exterior Features	Balcony, Playground, Private Entrance
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Construction Stone, Vinyl Siding, Wood Frame

### **Additional Information**

Date Listed February 28th, 2025

Days on Market 14

Zoning M-C1

### **Listing Details**

Listing Office YMK Real Estate & Management Inc.

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