



THE
A-TEAM

**RE/MAX
FIRST**

1317 27 Street #3303, Calgary T2A 4Y5

MLS® #: **A2116103**

Area: **Albert Park/Radisson Heights**

Listing Date: **03/19/24**

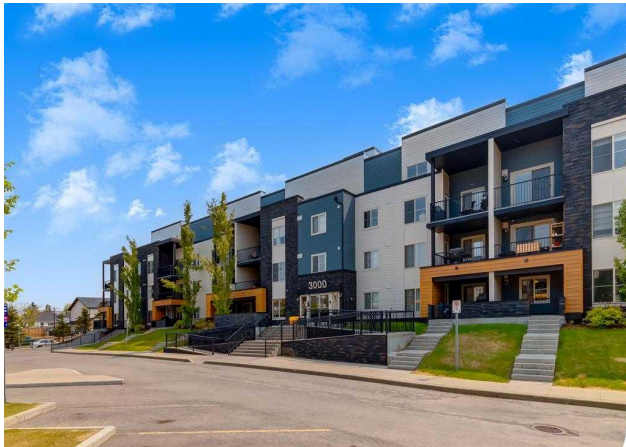
List Price: **\$353,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2015**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **740**
Low Sqft:
Ttl Sqft: **740**

DOM

61
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Parkade,Titled**

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony**

Construction: **Mixed**
Flooring: **Carpet,Tile**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garburator,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Breakfast Bar,No Animal Home,No Smoking Home,Open Floorplan**
Utilities:

Room Information

| Room | Level | Dimensions |
|-------------------------|-------------|----------------------|
| Living Room | Main | 17`6" x 10`6" |
| Bedroom | Main | 10`0" x 8`6" |
| Den | Main | 9`0" x 6`6" |
| 4pc Ensuite bath | Main | |

| Room | Level | Dimensions |
|--------------------------|-------------|---------------------|
| Bedroom - Primary | Main | 13`6" x 9`6" |
| Kitchen | Main | 9`0" x 7`6" |
| Foyer | Main | 8`0" x 7`6" |
| 4pc Bathroom | Main | |

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$467

Leasehold

M-C1

Fee Freq:

Monthly

Legal Desc:

1511089

Remarks

Pub Rmks:

With great access to International Avenue, Deerfoot Trail, Inglewood & downtown Albert Park Station offers a fantastic location. If you want a downtown lifestyle without downtown prices you must check this out. This unit has a south facing balcony giving you sun, sun, sun and is in immaculate condition. Two bedrooms, two bathrooms and a very comfortable living room, kitchen area. This is ideal for a single person or couple or even as a rental property. It's tenant occupied and the tenant would love to stay.

Inclusions:

None

Property Listed By:

Diamond Realty & Associates LTD.

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

