



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1317 27 Street #3402, Calgary T2A4Y5**

MLS®#: **A2133487**

Area: **Albert Park/Radisson Heights**

Listing Date: **05/22/24**

List Price: **\$379,900**

Status: **Active**

County: **Calgary**

Change: **-\$9k, 02-Jun**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **836**  
Low Sqft:  
Ttl Sqft: **836**

DOM

**34**  
Layout  
Beds: **3 (3 )**  
Baths: **2.0 (2 0)**  
Style: **Apartment**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat: **Landscaped,Level,Paved**  
Park Feat: **Underground**

Utilities and Features

Roof: **Membrane**  
Heating: **Hot Water,Natural Gas**  
Sewer:  
Ext Feat: **Other**

Construction: **Composite Siding,Stone,Wood Frame**  
Flooring: **Carpet,Linoleum**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**  
Int Feat: **No Animal Home,No Smoking Home,Stone Counters**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	9`10" x 10`8"	4pc Ensuite bath	Main	8`2" x 4`11"
Living Room	Main	11`11" x 11`8"	Dining Room	Main	6`6" x 6`8"
Kitchen	Main	9`1" x 8`0"	Laundry	Main	8`1" x 3`2"
Bedroom	Main	9`3" x 10`8"	4pc Bathroom	Main	7`2" x 4`11"
Bedroom	Main	11`5" x 9`1"			

Legal/Tax/Financial

Condo Fee:  
**\$485**

Title:  
**Fee Simple**

Zoning:  
**M-C1**

Fee Freq:  
**Monthly**

Legal Desc: **1511089**

Remarks

Pub Rmks: **Beautiful, deluxe three bedroom, two full bathroom condo in Albert Park Station. This is a very private top floor condo. It faces South and is very bright inside. There are numerous upgrades including a very nice kitchen with stainless steel appliances, real wood shaker style cabinets that are stained dark caramel and black pearl granite countertops. New carpet recently installed and the entire unit has been newly painted. It has in suite stacking laundry. This condo has a very large South facing 18x11 deck from which there is a great mountain view. Parking is titled, heated and underground number 386. All of this is close to shopping, schools, transportation, easy access to major roads, walking distance to LRT, many bus routes and only minutes to downtown.**

Inclusions: **key FOB**  
Property Listed By: **TREC The Real Estate Company**

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







