



THE
A-TEAM

**RE/MAX
FIRST**

1317 27 Street #4201, Calgary T2A 4Y5

MLS® #: **A2149413**

Area: **Albert Park/Radisson Heights**

Listing Date: **07/20/24**

List Price: **\$329,800**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
Lot Shape:

Access:
Lot Feat:
Park Feat:

Additional Parking, Garage Door Opener, Secured, Titled, Underground Utilities and Features

DOM

58
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Roof:
Heating: **Baseboard, Central, Natural Gas**
Sewer: **Public Sewer**
Ext Feat: **Balcony, Courtyard, Lighting, Private Entrance**

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

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**
Int Feat: **Breakfast Bar, Elevator, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Track Lighting, Vinyl Windows, Walk-In Closet(s), Wired for Data**
Utilities: **Electricity Connected, Water Connected**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	16`5" x 15`1"
Dining Room	Main	12`0" x 9`0"
Balcony	Main	11`8" x 8`6"
Walk-In Closet	Main	7`4" x 4`3"
Bedroom	Main	10`10" x 9`4"
4pc Bathroom	Main	7`10" x 4`11"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	12`8" x 7`11"
Laundry	Main	6`11" x 3`9"
Foyer	Main	12`11" x 8`4"
Bedroom - Primary	Main	11`1" x 11`0"
4pc Ensuite bath	Main	7`4" x 4`11"

Legal/Tax/Financial

Condo Fee:
\$510

Title: **Fee Simple**
Fee Freq:

Zoning: **M-C1**

Monthly

Legal Desc: 1512363

Remarks

Pub Rmks: **Look No further! Discover this charming and large CORNER condo unit bathed in SOUTH and EAST sunshine. Located in the sought-after and safe SE community of Albert Park/Radisson Heights. This affordable and well maintained 2-bedroom, 2-bathroom condo features an additional office area. The open floor plan, complemented by many big windows, floods the space with natural light and offers a delightful community view. The well-designed kitchen boasts STAINLESS STEEL appliances, ample cabinet space, GRANITE countertops and a convenient breakfast bar for casual dining. The two generously sized bedrooms are thoughtfully positioned on opposite sides of the living room, providing more privacy. The primary bedroom features a walk-through closet leading to a sparkling ensuite, while the second bedroom is just a few steps away from the second full bathroom. Need a home office or a hobby/games area? The versatile open space at the entrance area of this unit easily adapts to your lifestyle. Step out onto the private oasis of the big balcony, where you can enjoy your leisure time and view on the quiet street. Plus, rest assured with the included Titled, Heated and Secured Underground parking stall and plenty of ample visitor parking spaces just in front of the building. Walking distance to LRT station (Franklin station) and schools and shopping malls/centers. Short 7 minutes (5 Kms) driving distance to DOWNTOWN Calgary. Available Immediately. Don't miss out on this fantastic opportunity. ACT NOW before it's gone!**

Inclusions:
Property Listed By: **Existing furniture
RE/MAX House of Real Estate**

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







