

**1317 27 Street #1310, Calgary T2A 4Y5**

MLS® #: **A2154684** Area: **Albert Park/Radisson Heights** Listing Date: **08/02/24** List Price: **\$319,900**  
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**  
 Sub Type: **Calgary**  
 City/Town: **2015**  
 Year Built: **2015**  
Lot Information  
 Lot Sz Ar:  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **761**  
 Low Sqft:  
 Ttl Sqft: **761**

DOM

**111**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**  
 Garage Sz: **1**

Access:  
 Lot Feat:  
 Park Feat: **Underground**

Utilities and Features

Roof:  
 Heating: **Baseboard**  
 Sewer:  
 Ext Feat: **Balcony**  
 Construction: **Composite Siding,Stone,Wood Frame**  
 Flooring: **Vinyl**  
 Water Source:  
 Fnd/Bsmt:  
 Kitchen Appl: **Dishwasher,Microwave,Range,Refrigerator**  
 Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	10`6" x 10`7"	Kitchen	Main	8`5" x 8`1"
Foyer	Main	8`5" x 7`1"	Dining Room	Main	7`9" x 13`3"
Bedroom - Primary	Main	11`0" x 10`0"	Bedroom	Main	10`5" x 9`2"
Den	Main	6`9" x 9`6"	4pc Ensuite bath	Main	8`1" x 5`0"
4pc Bathroom	Main	7`7" x 9`0"			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$430

Fee Simple

M-C1

Fee Freq:

Monthly

Legal Desc: 1510677

Remarks

Pub Rmks: **Discover this exceptional condo that brings you closer to the vibrant heart of the city while avoiding the concrete jungle! Spanning a spacious 761 square feet, this unique apartment comes with the added convenience of an underground titled parking stall. Featuring two bedrooms, a versatile den, and two full bathrooms, this property is designed with both comfort and style in mind. The well-appointed kitchen boasts elegant granite countertops and a practical eating bar, making meal preparation a joy. The adjacent dining area or office flows seamlessly into the expansive living room, which opens onto a generous balcony—ideal for relaxation and entertaining. The primary bedroom is a standout feature, offering ample space for a king-size bed and an enormous walk-in closet. Location is key with this condo. Just under a kilometre from both Franklin and Barlow C-train stations, you'll have effortless access to public transportation. Enjoy nearby outdoor adventures with the scenic Bow River pathway, and experience the buzz of downtown just a quick 5-kilometre drive away. With numerous schools within walking distance and the vibrant International Avenue district offering a range of shopping options, you're perfectly positioned to enjoy the best of city life. Why settle for the suburbs when you can immerse yourself in the best of urban living in this stunning apartment? Contact your preferred realtor today to schedule a viewing and make this exceptional condo your new home!**

Inclusions: n/a  
Property Listed By: eXp Realty

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











