



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1317 27 Street #1301, Calgary T2A 4Y5**

MLS®#: **A2179663**

Area: **Albert Park/Radisson Heights**

Listing Date: **11/17/24**

List Price: **\$318,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:  
Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area  
Abv Sqft: **877**  
Low Sqft:  
Ttl Sqft: **877**

**Parkade,Stall,Underground**

DOM

**3**

Layout

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

Parking

Ttl Park: **1**  
Garage Sz:

Utilities and Features

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

Construction: **Mixed,Stone,Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Ceramic Tile**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer**  
Int Feat: **Granite Counters,Walk-In Closet(s)**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>12`1" x 11`3"</b>	<b>Kitchen</b>	<b>Main</b>	<b>12`8" x 9`4"</b>
<b>Dining Room</b>	<b>Main</b>	<b>18`10" x 6`4"</b>	<b>Other</b>	<b>Main</b>	<b>7`10" x 3`0"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`1" x 9`1"</b>	<b>Walk-In Closet</b>	<b>Main</b>	<b>7`4" x 4`1"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>7`4" x 4`11"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>7`9" x 4`10"</b>
<b>Laundry</b>	<b>Main</b>	<b>3`8" x 3`1"</b>	<b>Balcony</b>	<b>Main</b>	<b>10`6" x 8`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`4" x 8`9"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$510**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-C1**

Legal Desc: **1510677**

Remarks

Pub Rmks: **Inner-city location & Opportunity arises! Come live & enjoy all the features of this FRESHLY PAINTED, well-maintained, 2 bed / 2 x (4-piece!!) bath condo, situated on the 3rd floor, with NO ONE else above you! A rare SW facing CORNER unit-which allows for maximum sunlight/sun exposure. This unit is bright, open, and sprawled over an IMPRESSIVE 877sqft of SPACE! You are welcomed with a large foyer, additional closet space, a floorplan with an open-kitchen concept - designed with a breakfast bar, featuring granite counter-tops, stainless steel appliances, and full height tiled back-splash. Primary bedroom is spacious with a private ensuite & walk-in closet. Bedrooms are located on opposite sides of the floorplan, optimizing privacy, and great options for roommate living. | FEATURES: Insuite Laundry with NEW Washer/Dryer | 1-Titled Parking Underground Stall| Covered, spacious & private SW facing balcony | Plenty of nearby shops, restaurants, schools, biking/waking pathways, and just minutes from public transit | Quick access to Barlow Trail, Deerfoot Trail, and 17th Ave | Unobstructed views of greenery, playground space and downtown Calgary| With interest rates trending downwards, this a great option to invest, downsize, or enter homeownership as a first-time home buyer. Check out the virtual 3D tour! Don't delay and book your private showing today!**

Inclusions:  
Property Listed By: **N/A**  
**Century 21 Bravo Realty**

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







