

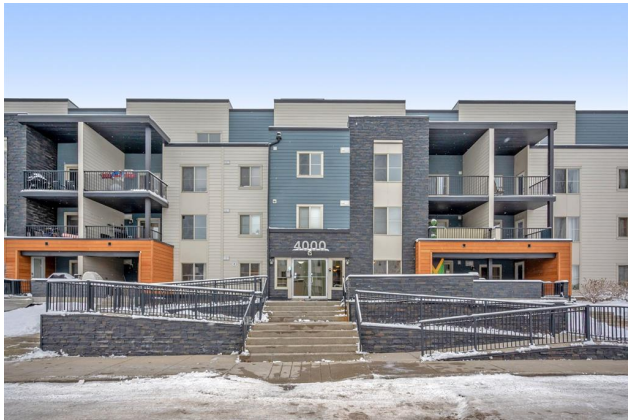


THE
A-TEAM

**RE/MAX
FIRST**

1317 27 Street #4112, Calgary T2A4Y5

MLS® #: **A2180697** Area: **Albert Park/Radisson Heights** Listing Date: **11/22/24** List Price: **\$314,900**
 Status: **Active** County: **Calgary** Change: **-\$10k, 05-Dec** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2013**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat:

Park Feat:

Underground

Finished Floor Area

Abv Sqft: **673**

Low Sqft:

Ttl Sqft: **673**

DOM

29

Layout

Beds: **2 (2)**

Baths: **1.0 (1 0)**

Style: **Apartment**

Parking

Ttl Park: **1**

Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Central**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Vinyl Siding, Wood Frame**
 Flooring: **Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Stove, Refrigerator, Washer/Dryer Stacked**
 Int Feat: **Chandelier, No Animal Home, No Smoking Home, Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	4' 11" x 7' 10"
Bedroom	Main	9' 11" x 8' 8"
Foyer	Main	4' 0" x 8' 10"
Living Room	Main	15' 11" x 11' 4"
Porch - Enclosed	Main	10' 4" x 8' 1"

Room	Level	Dimensions
Bedroom	Main	9' 11" x 10' 1"
Dining Room	Main	11' 10" x 5' 6"
Kitchen	Main	8' 5" x 8' 2"
Laundry	Main	3' 2" x 3' 6"

Legal/Tax/Financial

Condo Fee:
\$398

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1

Legal Desc: **1512363**

Remarks

Pub Rmks: **This east facing two-bedroom with one bathroom condo offers contemporary urban living ideal for a young family or first-time homebuyer. Recently renovated with new vinyl flooring and paint, this unit blends high value with comfort. The kitchen is fully equipped with stainless steel appliances, quartz countertops, and ample cabinetry, providing both style and functionality. The dining area is conveniently located next to the kitchen and seamlessly flows into the spacious living room, creating an open-concept layout that maximizes the natural light from the large window. The living room is bright and sunny all day, making it an inviting space for relaxation. Step out onto the balcony, perfect for a BBQ or just soaking up the sun on warm days. This condo offers easy access to major roads like 17th Avenue, Memorial Dr., Deerfoot, and Ring Road, and is just minutes away from downtown. You'll also be close to local amenities, including the Central Library, the Bell, the Calgary Zoo, and the Telus Spark Center. Whether you're a first-time homebuyer or an investor looking for a growing asset, this condo is an excellent choice. Book your viewing today!**

Inclusions:
Property Listed By: **N/A**
PREP Realty

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

