



THE
A-TEAM

**RE/MAX
FIRST**

1317 27 Street #3101, Calgary T2A 4Y5

MLS® #: **A2185062**

Area: **Albert Park/Radisson Heights**

Listing Date: **01/07/25**

List Price: **\$329,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **871**

Low Sqft:

Ttl Sqft: **871**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

25

Layout

Beds: **2 (2)**

Baths: **2.0 (2 0)**

Style: **Apartment**

Parking

Ttl Park: **1**

Garage Sz:

Access:

Lot Feat:

Park Feat:

Titled, Underground

Utilities and Features

Roof:
Heating: **Baseboard, Hot Water, Natural Gas**
Sewer:
Ext Feat: **Lighting**

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

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings**
Int Feat: **Granite Counters, No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	10' 2" x 11' 0"	Bedroom	Main	10' 11" x 9' 5"
Den	Main	8' 0" x 7' 11"	Foyer	Main	5' 0" x 4' 5"
Laundry	Main	7' 0" x 3' 9"	Dining Room	Main	11' 11" x 9' 0"
Kitchen	Main	12' 8" x 8' 6"	Living Room	Main	15' 4" x 11' 4"
3pc Ensuite bath	Main	7' 4" x 4' 11"	4pc Bathroom	Main	7' 10" x 4' 11"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$510

Fee Simple

M-C1

Fee Freq:

Monthly

Legal Desc: 1511089

Remarks

Pub Rmks: **Discover the perfect blend of style, comfort, and convenience in this 2-bedroom, 2-bathroom corner unit on the main floor. This condo offers 871 ft² of living space, flooded with natural light through oversized SE-facing windows. Step into an open-concept floorplan featuring a modern kitchen with granite countertops, stainless steel appliances, and a chic tile backsplash. The living and dining areas provide ample room to relax, with access to a large patio—ideal for BBQs or enjoying your morning coffee in the sun. The primary suite offers a walk-through closet and a private 3 pc ensuite bathroom. The second bedroom, positioned on the opposite side of the unit, ensures maximum privacy—perfect for guests or roommates. A versatile den provides the perfect space for a home office, gaming area, or hobby corner. Additional features include in-suite laundry with extra storage, titled underground heated parking, ample visitor parking, and it's pet-friendly! Location is everything! Enjoy easy access to the C-train station, bus routes, major roadways, and a short 7-minute commute to downtown Calgary. Shopping, schools, parks, and recreational facilities are all within walking distance, making this condo an unbeatable choice for urban living without the downtown price tag.**

Inclusions: **Garage Door Fob**
Property Listed By: **Century 21 Bamber Realty LTD.**

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











