



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1317 27 Street #307, Calgary T2A4Y5**

MLS®#: **A2185573**

Area: **Albert Park/Radisson Heights**

Listing Date: **02/07/25**

List Price: **\$298,888**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 21-Feb**

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:

Finished Floor Area

Abv Sqft: **670**  
Low Sqft:  
Ttl Sqft: **670**

DOM

**57**  
Layout  
Beds: **2 (2 )**  
Baths: **1.0 (1 0)**  
Style: **Apartment-Low-Rise (1-4)**

Parking

Ttl Park: **1**  
Garage Sz:

Access:  
Lot Feat:  
Park Feat: **Parkade**

Utilities and Features

Roof:  
Heating: **Baseboard**  
Sewer:  
Ext Feat: **Balcony, Courtyard, Lighting**

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

Kitchen Appl: **Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer**  
Int Feat: **Breakfast Bar, Granite Counters, Kitchen Island, Open Floorplan**

Room Information

| Room                     | Level | Dimensions      | Room                           | Level | Dimensions      |
|--------------------------|-------|-----------------|--------------------------------|-------|-----------------|
| 4pc Bathroom             | Main  | 7' 5" x 4' 11"  | Bedroom                        | Main  | 11' 2" x 10' 0" |
| Kitchen With Eating Area | Main  | 7' 10" x 8' 0"  | Living/Dining Room Combination | Main  | 13' 9" x 18' 1" |
| Bedroom - Primary        | Main  | 9' 1" x 11' 11" |                                |       |                 |

Legal/Tax/Financial

Condo Fee:  
**\$398**

Title: **Fee Simple**  
Fee Freq:

Zoning: **M-C1**

Monthly

Legal Desc: 1511089

Remarks

Pub Rmks: **This two-bedroom condo with one bathroom offers contemporary urban living ideal for a young family or first-time homebuyer. 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 south facing balcony, perfect for a BBQ or just soaking up the sun on warm days. This condo offers easy access to major roads such as Memorial Dr., Deerfoot, and is just minutes away from downtown. Nearest LRT is the Franklin LRT at 1.1 km. other amenities include the Bell, Calgary Zoo, and Telus Spark Center. Grocery stores; Public and separate schools are all withing 5 min driving. Whether you're a first-time homebuyer or an investor looking for a growing asset, this condo is an excellent choice.**

Inclusions: N/A  
Property Listed By: Keller Williams BOLD Realty

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



