



THE
A-TEAM

**RE/MAX
FIRST**

1317 27 Street #4402, Calgary T2A 4Y5

MLS® #: **A2196798**

Area: **Albert Park/Radisson Heights**

Listing Date: **02/26/25**

List Price: **\$359,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Year Built:
Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **896**
Low Sqft:
Ttl Sqft: **896**

DOM

0

Layout

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

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Parkade,Titled,Underground**

Utilities and Features

Roof: **Flat Torch Membrane**
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony,Courtyard**

Construction: **Composite Siding,Stone,Wood Frame**
Flooring: **Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Breakfast Bar,Ceiling Fan(s),Closet Organizers,Granite Counters,No Smoking Home,Open Floorplan,Storage,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	5`0" x 7`0"	4pc Ensuite bath	Main	5`1" x 7`9"
Bedroom	Main	11`10" x 9`0"	Dining Room	Main	8`4" x 14`9"
Kitchen	Main	8`0" x 9`8"	Laundry	Main	6`5" x 5`1"
Living Room	Main	15`5" x 14`8"	Bedroom - Primary	Main	15`6" x 12`2"

Legal/Tax/Financial

Condo Fee:
\$510

Title: **Fee Simple**
Fee Freq:

Zoning:
M-C1

Monthly

Legal Desc: 1512363

Remarks

Pub Rmks: **Welcome home to Albert Park! This is the home you have been waiting for! Renovated and upgraded, this modern Top Floor Penthouse is your next home. Boasting a modern open concept floor plan and stunning mountain and city views from your own private rooftop balcony with custom pergola. This unit faces south so you have the sun streaming in all day making it feel bright and cozy. You have a spacious entrance, walk-in closet and access to the main 4pc bathroom. The beautiful kitchen is appointed with real wood cabinets with soft close doors, granite countertops, tile backsplash, stainless steel appliances and a sit up peninsula. The dining room can accommodate a large table and is perfect for family dinners or games nights. The living room is very spacious with sliding doors that lead out to your south facing roof top balcony which is very private and no neighbors to look at. This space will become your favorite feature of the home! A bright primary bedroom with double closets and a 4pc en-suite bathroom with tiled walls. The second bedroom is a great size as well. You have in-suite laundry and storage which is very important in condo living. You have one titled, heated, underground parking stall which is great all year round. This unit has all new flooring, paint and no popcorn ceiling. Yes I said no popcorn here, a flat ceiling which makes the space feel more modern and open. Located in the well established community of Albert Park/Radisson Heights, and just minutes to the downtown core, malls, playground, Inglewood, new BRT bus line, schools, shopping, C-Train, medical services, grocery stores, and river pathways, this property is one you do not want to miss!**

Inclusions: **None**
Property Listed By: **RE/MAX House of Real Estate**

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







