



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1317 27 Street #2205, Calgary T2A 4Y5**

MLS® #: **A2201389**

Area: **Albert Park/Radisson Heights**

Listing Date: **03/11/25**

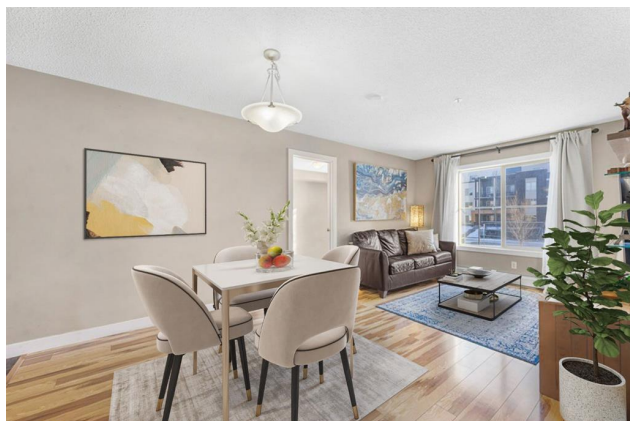
List Price: **\$324,500**

Status: **Active**

County: **Calgary**

Change: **-\$1k, 28-Mar**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **764**  
Low Sqft:  
Ttl Sqft: **764**

DOM

**25**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Apartment-Single Level Unit**

Parking

Ttl Park: **1**  
Garage Sz:

Access:  
Lot Feat:  
Park Feat:

**Stall,Underground**

Utilities and Features

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

Construction: **Brick,Concrete,Mixed,Other**  
Flooring: **Hardwood,Tile**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Microwave Hood Fan,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**  
Int Feat: **Breakfast Bar,Built-in Features,Closet Organizers,Granite Counters,Open Floorplan,Storage,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>7`6" x 8`11"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>8`1" x 4`11"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`4" x 9`0"</b>	<b>Dining Room</b>	<b>Main</b>	<b>7`6" x 13`3"</b>
<b>Foyer</b>	<b>Main</b>	<b>8`6" x 7`8"</b>	<b>Kitchen</b>	<b>Main</b>	<b>7`11" x 7`11"</b>
<b>Living Room</b>	<b>Main</b>	<b>11`1" x 10`8"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`11" x 9`10"</b>
<b>Walk-In Closet</b>	<b>Main</b>	<b>6`9" x 9`0"</b>			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$435

Fee Simple

M-C1

Fee Freq:

Monthly

Legal Desc: 1510688

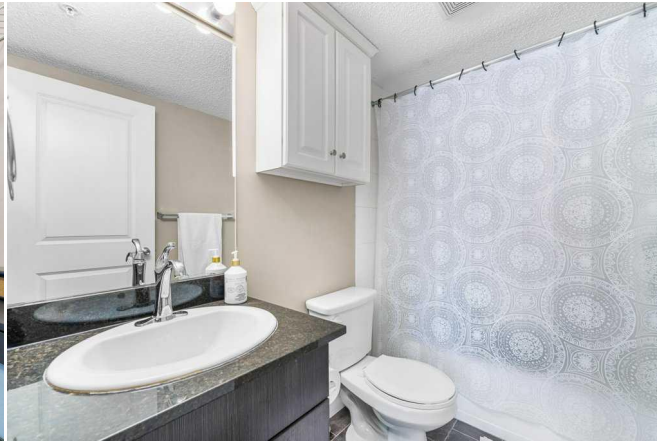
Remarks

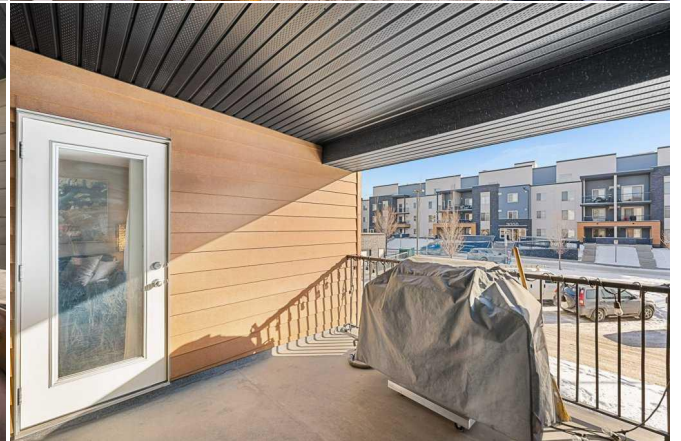
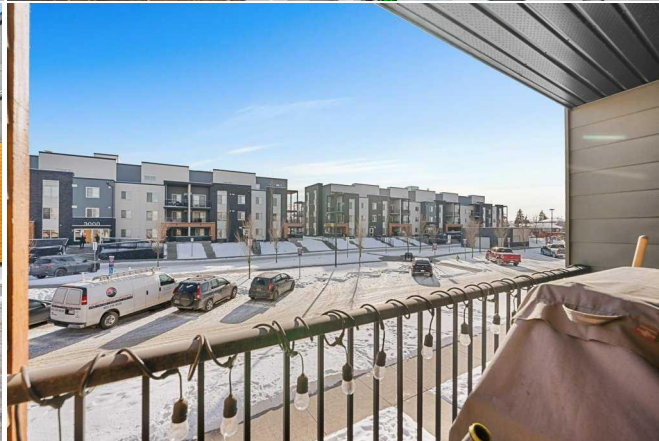
Pub Rmks: **Beautiful Condo - Ideal for First-Time Buyers & Investors! This bright and spacious second-level condo offers over 760 sq. ft. of comfortable living space, featuring 2 bedrooms, 2 full bathrooms plus a den/office space. Meticulously maintained by its previous owners, this unit is move-in ready! Major highlights include south facing windows, flooding the space with natural light, large office/den (currently set up as a vanity/closet space), walk through closet to master en-suite, beautiful updated laminate flooring, a modern kitchen with granite countertops, sleek cabinetry, and stainless steel appliances and lastly, a heated underground parking for year-round comfort. Nestled in a well-maintained low-rise building, this condo is just steps from shopping, schools, playgrounds, major highways, and a quick commute to downtown! With two generously sized bedrooms and a spacious living area, this home is both functional and stylish. Book your showing today!**

Inclusions: **None**  
Property Listed By: **eXp Realty**

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







2205-1317 27 St SE, Calgary, AB

Main Floor Interior Area 758.81 sq ft



0 3 6 ft

PREPARED: 2025/02/20

White regions are excluded from total floor area in GUCCE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.