

4112, 1317 27 Street SE
Calgary, Alberta

MLS # A2180697



\$324,900

Division:	Albert Park/Radisson Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	673 sq.ft.	Age:	2013 (11 yrs old)
Beds:	2	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 398
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: N/A

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!