

2303, 1317 27 Street SE  
Calgary, Alberta

MLS # A2243681

**\$302,500**

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Albert Park/Radisson Heights       |        |                   |
| Type:     | Residential/Low Rise (2-4 stories) |        |                   |
| Style:    | Apartment-Single Level Unit        |        |                   |
| Size:     | 790 sq.ft.                         | Age:   | 2015 (10 yrs old) |
| Beds:     | 2                                  | Baths: | 2                 |
| Garage:   | Titled, Underground                |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

|             |                                                                  |            |        |
|-------------|------------------------------------------------------------------|------------|--------|
| Heating:    | Baseboard                                                        | Water:     | -      |
| Floors:     | Carpet, Linoleum                                                 | Sewer:     | -      |
| Roof:       | -                                                                | Condo Fee: | \$ 460 |
| Basement:   | -                                                                | LLD:       | -      |
| Exterior:   | Stone, Veneer, Wood Frame                                        | Zoning:    | M-C1   |
| Foundation: | -                                                                | Utilities: | -      |
| Features:   | Granite Counters, No Animal Home, No Smoking Home, Vinyl Windows |            |        |

Inclusions: None

Urban Living with Future Upside, Prime Inner-City 2 Bed, 2 Bath Condo! Live in the heart of Calgary's next hot spot, where new development and investment are fueling a vibrant transformation. This bright and inviting 2-bedroom, 2-bath condo offers nearly 800 sq ft of open-concept living in a secure, well-kept building. The functional kitchen features full-size appliances, a generous island, and seamless flow into the dining and living spaces, perfect for relaxing or entertaining. Enjoy your own private balcony, in-suite laundry, plenty of storage, and titled underground heated parking. Both bedrooms are spacious and versatile, ideal for roommates, guests, or a home office setup. Two full bathrooms add extra comfort and flexibility for any lifestyle. Enjoy unbeatable access to downtown, major routes, parks, transit, and all amenities. Move in and enjoy today, with the added bonus of being part of a thriving, up-and-coming community. Don't miss this smart investment in Calgary's inner city, book your showing now!