

# \$298,888 - 307, 1317 27 Street Se, Calgary

MLS® #A2185573

**\$298,888**

2 Bedroom, 1.00 Bathroom, 670 sqft

Residential on 0.00 Acres

Albert Park/Radisson Heights, Calgary, Alberta

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.

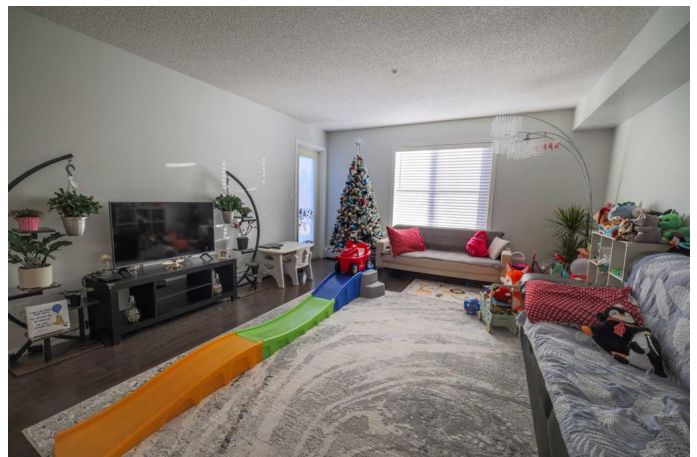
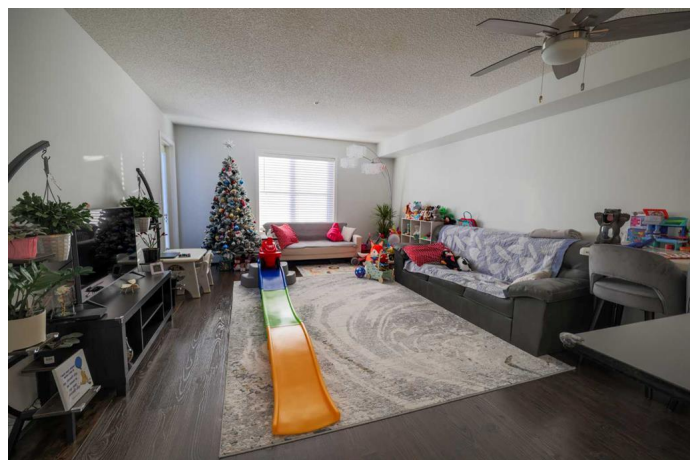
Built in 2015

## Essential Information

MLS® # A2185573

Price \$298,888

Bedrooms 2



|                |               |
|----------------|---------------|
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 670           |
| Acres          | 0.00          |
| Year Built     | 2015          |
| Type           | Residential   |
| Sub-Type       | Apartment     |
| Style          | Low-Rise(1-4) |
| Status         | Active        |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 307, 1317 27 Street Se       |
| Subdivision | Albert Park/Radisson Heights |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2A4Y5                       |

### Amenities

|                |                                         |
|----------------|-----------------------------------------|
| Amenities      | Secured Parking, Trash, Visitor Parking |
| Parking Spaces | 1                                       |
| Parking        | Parkade                                 |

### Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Granite Counters, Kitchen Island, Open Floorplan                               |
| Appliances        | Dishwasher, Refrigerator, Electric Stove, Garage Control(s), Microwave Hood Fan, Washer/Dryer |
| Heating           | Baseboard                                                                                     |
| Cooling           | None                                                                                          |
| # of Stories      | 4                                                                                             |

### Exterior

|                   |                                           |
|-------------------|-------------------------------------------|
| Exterior Features | Balcony, Courtyard, Lighting              |
| Construction      | Vinyl Siding, Concrete, Stone, Wood Frame |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | February 7th, 2025 |
| Days on Market | 74                 |
| Zoning         | M-C1               |

**Listing Details**

Listing Office                      Keller Williams BOLD Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.