

# \$304,900 - 2303, 1317 27 Street Se, Calgary

MLS® #A2222481

**\$304,900**

2 Bedroom, 2.00 Bathroom, 790 sqft

Residential on 0.00 Acres

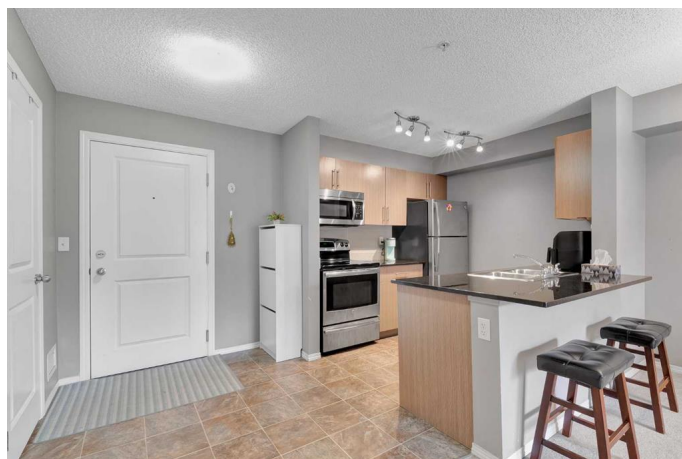
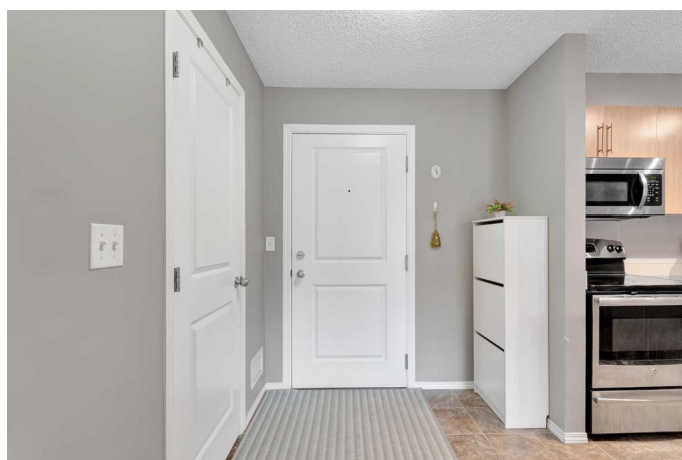
Albert Park/Radisson Heights, Calgary, Alberta

LOCATION LOCATION LOCATION. Be in the heart of a fast changing inner city area where growth, development, and investment are reshaping the future. This part of the city is now seeing rising land value, new energy, and exciting potential. This cozy 2-bedroom 2 bathroom condo offers nearly 800 square feet of open concept living space in a secure and well-maintained building. The kitchen features full-sized appliances, ample counter space, and a functional island that flows into the dining and living areas. Step out onto your private balcony and enjoy natural light and fresh air. Both bedrooms are spacious, and the two full bathrooms offer flexibility and comfort for any lifestyle. Youâ€™ll also appreciate in suite laundry, ample storage throughout, and titled underground heated parking. Located just minutes from downtown, major roads, transit, parks, and shopping. A smart buy in an established community with a bright and promising future.

Built in 2015

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2222481  |
| Price          | \$304,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 790       |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 2015              |
| Type       | Residential       |
| Sub-Type   | Apartment         |
| Style      | Single Level Unit |
| Status     | Active            |

### **Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 2303, 1317 27 Street Se      |
| Subdivision | Albert Park/Radisson Heights |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2A 4Y5                      |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Elevator(s), Parking, Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 1  |
| Parking        | Titled, Underground  |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Granite Counters, No Animal Home, No Smoking Home, Vinyl Windows                               |
| Appliances        | Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Baseboard  |
| Cooling           | None   |
| # of Stories      | 4  |

### **Exterior**

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Balcony, BBQ gas line, Lighting |
| Construction      | Stone, Veneer, Wood Frame       |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 18th, 2025 |
| Days on Market | 53             |
| Zoning         | M-C1           |

### **Listing Details**

|                |                  |
|----------------|------------------|
| Listing Office | Town Residential |
|----------------|------------------|

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