

# \$318,900 - 4114, 1317 27 Street Se, Calgary

MLS® #A2161899

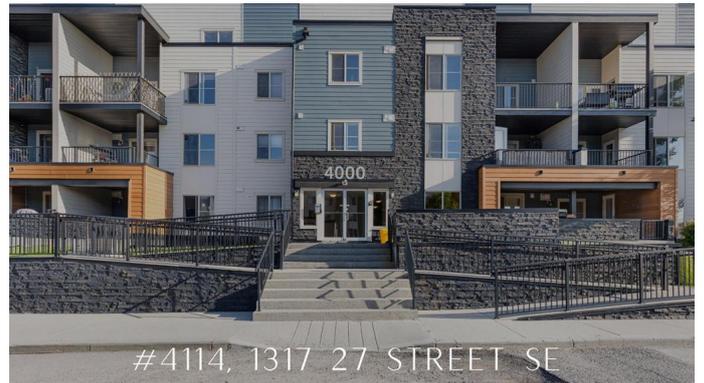
**\$318,900**

2 Bedroom, 2.00 Bathroom, 877 sqft

Residential on 0.00 Acres

Albert Park/Radisson Heights, Calgary, Alberta

Check out the YouTube Property Tour - Convenient Ground Level Unit | 2 Bedrooms + Den | Steps to Park/Playground | One of the Largest Patios in the Complex | Corner Unit | Pet Friendly | Welcome to Albert Park Station, where you'll discover an incredibly affordable condo situated just a short 7-minute commute to downtown. Enjoy the convenience of being steps away from a park and playground, as well as easy access to various parts of the city with close proximity to Deerfoot Trail. This spacious unit boasts two generously sized bedrooms, an ideal office or den space, a large living room and dining and a well-appointed kitchen. The primary bedroom, measuring 11x10, offers ample space and features a large west-facing window, a convenient walkthrough closet, and a private 4-piece ensuite bathroom. The expansive kitchen is equipped with granite counters, a custom tile backsplash, and a generously sized breakfast bar, providing plenty of room to channel your inner Gordon Ramsay. The open concept living and dining area is bathed in natural light, creating a welcoming atmosphere in every room. The dining area can accommodate a six-person dining set, perfect for family dinners or socializing with friends. This unit also includes the convenience of in-suite laundry with additional storage, a second 4-piece bathroom with an upgraded deep soaker tub, and spacious closets throughout. The standout feature of this property is its exceptionally large patio, which



is a rarity in today's condominium market. This outdoor space can easily accommodate a full-size table and BBQ, allowing you to fully embrace the outdoor space. Additionally, the patio has its own private entrance to the unit, providing added convenience for those with furry friends, as this is a pet friendly building (15kg limit). Also included is titled, heated, secured underground parking with one of the best spots available with additional bike and tire storage. The complex enjoys a central location close to Franklin LRT station, schools, and shopping within walking distance and an enhanced sense of security with a FOB entry system and numerous security cameras throughout. Call today to schedule your private showing.

Built in 2015

### **Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2161899      |
| Price          | \$318,900     |
| Sold Price     | \$314,000     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 877           |
| Acres          | 0.00          |
| Year Built     | 2015          |
| Type           | Residential   |
| Sub-Type       | Apartment     |
| Style          | Low-Rise(1-4) |
| Status         | Sold          |

### **Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 4114, 1317 27 Street Se      |
| Subdivision | Albert Park/Radisson Heights |
| City        | Calgary                      |
| County      | Calgary                      |

Province Alberta  
Postal Code T2A 4Y5

### Amenities

Amenities Elevator(s), Parking, Secured Parking, Visitor Parking  
Parking Spaces 1  
Parking Garage Door Opener, Heated Garage, Owned, Parkade, Secured, Stall, Titled, Underground

### Interior

Interior Features Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)  
Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings  
Heating Baseboard  
Cooling None  
# of Stories 4

### Exterior

Exterior Features Lighting, Playground, Private Entrance  
Construction Composite Siding, Wood Frame

### Additional Information

Date Listed September 3rd, 2024  
Date Sold October 4th, 2024  
Days on Market 31  
Zoning M-C1  
HOA Fees 0.00

### Listing Details

Listing Office RE/MAX House of Real Estate

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