

# \$309,900 - 2406, 1317 27 Street Se, Calgary

MLS® #A2220081

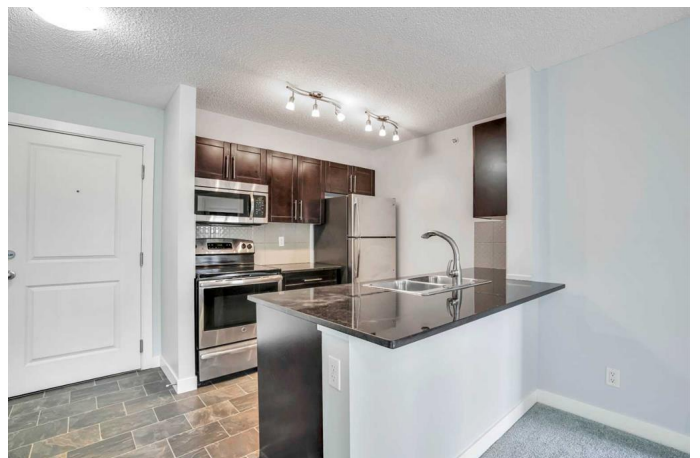
**\$309,900**

2 Bedroom, 2.00 Bathroom, 762 sqft

Residential on 0.00 Acres

Albert Park/Radisson Heights, Calgary, Alberta

Welcome to this spacious and stylish top-floor 2-bedroom plus den apartment in the heart of Radisson Heights—a perfect blend of comfort, convenience, and contemporary design. Offering an exceptional location just minutes from downtown, this home provides quick access to Deerfoot Trail, shopping, transit, and a vibrant selection of restaurants, making it ideal for busy professionals or savvy investors seeking a central and well-connected property. Freshly painted and featuring brand new flooring, the unit is move-in ready and boasts a well-planned layout of functional living space. The open-concept kitchen is the heart of the home, complete with granite countertops, a rich cabinetry, stainless steel appliances, and a convenient eat-up breakfast bar. The spacious living and dining area flows seamlessly to the private top-floor balcony, offering great light and elevated views. The primary suite is generous in size and includes a full 4-piece ensuite bathroom, while the second bedroom is equally well-sized. The den area provides flexibility for a home office, hobby space, or extra storage—tailored to meet your lifestyle needs. Additional features include in-suite laundry, titled underground parking, and ample visitor parking. For those with children or an active lifestyle, you'll appreciate the greenspace and playground next door. Located in a secure, well-maintained building, this unit offers quick possession and presents a fantastic opportunity to own in an established, evolving



inner-city community. Whether you're a first-time buyer, downsizer, or investor, this condo checks all the boxes. Don't miss your chance to view this gem in Radisson Heights!

Built in 2015

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2220081          |
| Price          | \$309,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 762               |
| Acres          | 0.00              |
| Year Built     | 2015              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 2406, 1317 27 Street Se      |
| Subdivision | Albert Park/Radisson Heights |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2A 4Y5                      |

### Amenities

|                |                              |
|----------------|------------------------------|
| Amenities      | Elevator(s), Visitor Parking |
| Parking Spaces | 1                            |
| Parking        | Stall, Titled, Underground   |

### Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Granite Counters, No Animal Home, No Smoking Home                              |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |

|              |           |
|--------------|-----------|
| Heating      | Baseboard |
| Cooling      | None      |
| # of Stories | 4         |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Other                           |
| Lot Description   | City Lot                        |
| Roof              | Other                           |
| Construction      | Stone, Vinyl Siding, Wood Frame |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 13th, 2025 |
| Days on Market | 1              |
| Zoning         | M-C1           |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

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