



1317 27 Street Calgary Alberta

\$318,900

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.

Kitchen 9.33 Ft x 8.00 Ft

Dining room 11.67 Ft x 8.50 Ft

Living room 16.00 Ft x 11.50 Ft

Laundry room 7.00 Ft x 3.83 Ft

Den 8.00 Ft x 8.00 Ft

Primary Bedroom 11.00 Ft x 10.00 Ft

Bedroom 11.00 Ft x 9.50 Ft

4pc Bathroom Measurements not available

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Listing Presented By:



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