



1317 27 Street Calgary Alberta

\$318,000

Inner-city location & Opportunity arises! Come live & enjoy all the features of this FRESHLY PAINTED, well-maintained, 2 bed / 2 x (4-piece!!) bath condo, situated on the 3rd floor, with NO ONE else above you! A rare SW facing CORNER unit-which allows for maximum sunlight/sun exposure. This unit is bright, open, and sprawled over an IMPRESSIVE 877sqft of SPACE! You are welcomed with a large foyer, additional closet space, a floorplan with an open-kitchen concept - designed with a breakfast bar, featuring granite counter-tops, stainless steel appliances, and full height tiled back-splash. Primary bedroom is spacious with a private ensuite & walk-in closet. Bedrooms are located on opposite sides of the floorplan, optimizing privacy, and great options for roommate living. | FEATURES: Insuite Laundry with NEW Washer/Dryer | 1-Titled Parking Underground Stall| Covered, spacious & private SW facing balcony | Plenty of nearby shops, restaurants, schools, biking/waking pathways, and just minutes from public transit | Quick access to Barlow Trail, Deerfoot Trail, and 17th Ave | Unobstructed views of greenery, playground space and downtown Calgary| With interest rates trending downwards, this a great option to invest, downsize, or enter homeownership as a first-time home buyer. Check out the virtual 3D tour! Don't delay and book your private showing today! (id:6769)

Living room 12.08 Ft x 11.25 Ft

Kitchen 12.67 Ft x 9.33 Ft

Dining room 18.83 Ft x 6.33 Ft

Other 7.83 Ft x 3.00 Ft

Primary Bedroom 11.08 Ft x 9.08 Ft

Other 7.33 Ft x 4.08 Ft

4pc Bathroom 7.33 Ft x 4.92 Ft

4pc Bathroom 7.75 Ft x 4.83 Ft

Laundry room 3.67 Ft x 3.08 Ft

Other 10.50 Ft x 8.00 Ft

Bedroom 9.33 Ft x 8.75 Ft

Listing Presented By:



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<http://www.liangcommercial.ca/>



**RE/MAX REAL ESTATE
(CENTRAL)**

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