



# 1317 27 Street Calgary Alberta

\$309,900

Welcome to Albert Park Station - a fantastic opportunity to own a well-laid-out ground floor condo with a northeast-facing exposure that brings in plenty of soft morning light. This two-bedroom, two-bathroom unit offers a smart and functional open-concept layout, ideal for both daily living and entertaining. As you enter, you're greeted by a generous foyer with enough space to set up a home workstation or reading nook. The kitchen is modern and inviting, featuring granite countertops, ample cabinet storage, and a brand-new oven perfect for home chefs. There's plenty of space to host dinner in the full-sized dining area, and your guests can easily gather at the counter-height bar while you cook. The living room opens directly to your private patio, with convenient street-level access--great for anyone with pets or who prefers no stairs or elevators. The Primary Bedroom includes a walk-through closet and its own 4-piece ensuite, while the second bedroom and full bathroom are thoughtfully positioned for privacy. Additional highlights include in-suite laundry, titled underground heated parking, and a secure FOB-entry building with video surveillance. Located close to Franklin LRT station, parks, shopping, and schools, this is a pet-friendly building (up to 15kg) offering exceptional value. Whether you're a first-time buyer, downsizer, or investor, this home delivers on lifestyle and convenience. (id:6769)

Kitchen 8.33 Ft x 9.25 Ft  
Dining room 9.00 Ft x 12.67 Ft  
Living room 11.42 Ft x 10.50 Ft  
Primary Bedroom 11.17 Ft x 10.75 Ft

4pc Bathroom .00 Ft x .00 Ft  
3pc Bathroom .00 Ft x .00 Ft  
Bedroom 9.33 Ft x 9.17 Ft

Listing Presented By:



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