



1317 27 Street Calgary Alberta

\$320,000

OPEN HOUSE SAT JUN28 12:00-2:30PM***Exceptional Opportunity - Includes 2 Titled Underground Parking Stalls! Say goodbye to the hassle of street parking. This beautifully updated condo is a rare find, offering two titled underground parking stalls--a true luxury in urban living. Step into a bright, modern, and move-in-ready home featuring newer laminate flooring, fresh paint, and contemporary ceiling fans. The open-concept layout creates an inviting atmosphere, perfect for both relaxing and entertaining. The spacious living area flows seamlessly into a well-appointed kitchen with sleek medium-tone wood cabinetry, granite countertops, stainless steel appliances, a ceran top stove, and a convenient breakfast bar. This home offers two generous bedrooms, including a large primary suite complete with a walk-in closet and a private ensuite. A second full bathroom includes granite countertops, glass sliding shower doors, and a full-size stacked washer and dryer for added convenience. Need extra space? The versatile den is ideal for a home office, study area, or additional storage. Enjoy warm summer evenings on the nearly 100 sq. ft. south-facing balcony, large enough for a full patio set and more--perfect for entertaining or simply relaxing. The building is currently undergoing stylish updates, including new flooring and fresh paint throughout all common areas, enhancing its modern appeal. Unbeatable location: Just a short walk to Albert Park Centennial Gardens, the community centre with hockey/skating rink, community gardens, and a playground just steps from your door. Nearby schools include Radisson Park (K-12), Bishop Kidd, and Father Lacombe--ideal for families. Minutes to shopping, transit, schools, and parks, with quick access to Deerfoot Trail and Downtown. (id:6769)

Living room 11.42 Ft x 10.58 Ft

Kitchen 8.00 Ft x 7.92 Ft

Primary Bedroom 9.83 Ft x 10.67 Ft

Bedroom 9.00 Ft x 9.00 Ft

Den 9.00 Ft x 6.67 Ft

3pc Bathroom 7.50 Ft x 8.92 Ft

4pc Bathroom 4.92 Ft x 8.00 Ft

Other 9.83 Ft x 10.58 Ft

Listing Presented By:



Originally Listed by:
MaxWell Capital Realty

<http://www.LeonaRealEstate.com>

RE/MAX

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

773 Glenmore rd , Calgary, British
Columbia, V1V 3B9

Phone: (403) 850-6722
ctimos@telus.net