



1317 27 Street Calgary Alberta

\$349,900

TOP-FLOOR UNIT | 2 BED + DEN (OR 3 BED) | 2 FULL BATHS | INNER-CITY LIVING | OPEN FLOORPLAN | GRANITE COUNTERTOPS | IN-SUITE LAUNDRY | TITLED UNDERGROUND PARKING | PET-FRIENDLY (UP TO 15KG) Welcome to Alberta Park Station, where affordability meets convenience just 7 minutes from downtown! This spacious top-floor unit features one of the largest layouts in the complex, offering 2 bedrooms + a den (or 3rd bedroom), 2 full bathrooms, and an open-concept design perfect for modern living. The primary suite boasts a 12x10 layout, a walk-through closet, and a private 3-piece ensuite with a stand-up shower, easily fitting a king-size bed. The additional bedrooms provide flexibility for kids, guests, or a home office. The kitchen shines with granite countertops, ample storage, and a breakfast bar, while the bright living and dining area opens to a large balcony, ideal for unwinding with a glass of wine and enjoying the sunset. Additional perks include in-suite laundry, extra storage, and titled heated underground parking (one of the best spots in the building, plus bike and tire storage). With a FOB-secured entry, security cameras, and a prime location near Franklin LRT, parks, schools, and shopping, this unit offers unbeatable value. Immediate possession available--book your private viewing today! (id:6769)

Living room 12.50 Ft x 10.08 Ft
Kitchen 12.50 Ft x 8.50 Ft
Dining room 7.92 Ft x 12.50 Ft
Laundry room 9.33 Ft x 4.92 Ft
Primary Bedroom 14.42 Ft x 10.00 Ft
4pc Bathroom 7.84 Ft x 5.00 Ft

Other 4.17 Ft x 6.33 Ft
Other 10.50 Ft x 9.17 Ft
4pc Bathroom 4.92 Ft x 7.75 Ft
Bedroom 8.92 Ft x 9.08 Ft
Laundry room 9.33 Ft x 4.92 Ft
Bedroom 10.83 Ft x 9.75 Ft

Listing Presented By:



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TrustPro Realty



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