



# 1317 27 Street Calgary Alberta

\$304,900

LOCATION LOCATION LOCATION. Be in the heart of a fast changing inner city area where growth, development, and investment are reshaping the future. This part of the city is now seeing rising land value, new energy, and exciting potential. This cozy 2-bedroom 2 bathroom condo offers nearly 800 square feet of open concept living space in a secure and well-maintained building. The kitchen features full-sized appliances, ample counter space, and a functional island that flows into the dining and living areas. Step out onto your private balcony and enjoy natural light and fresh air. Both bedrooms are spacious, and the two full bathrooms offer flexibility and comfort for any lifestyle. You'll also appreciate in suite laundry, ample storage throughout, and titled underground heated parking. Located just minutes from downtown, major roads, transit, parks, and shopping. A smart buy in an established community with a bright and promising future. (id:6769)

Living room 12.17 Ft x 10.58 Ft  
Kitchen 9.33 Ft x 8.25 Ft  
Dining room 8.17 Ft x 7.25 Ft  
Bedroom 13.58 Ft x 9.50 Ft  
4pc Bathroom 6.92 Ft x 4.92 Ft

Bedroom 9.92 Ft x 8.75 Ft  
4pc Bathroom 7.00 Ft x 4.92 Ft  
Laundry room 6.25 Ft x 4.67 Ft  
Other 9.58 Ft x 6.00 Ft

Listing Presented By:



Originally Listed by:  
Town Residential

<https://romanhelps.com/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)