



# 1317 27 Street Calgary Alberta

\$261,000

Location! Location! Location! Welcome to Your New Home in the Highly Sought-After Albert Park Community. This charming 2-bedroom, 1-bathroom apartment & 2 titled parking offers the perfect blend of comfort and convenience, making it an ideal opportunity for first-time home buyers and investors alike. With abundant natural light and excellent ventilation, you'll enjoy a bright and airy atmosphere throughout the home.

**Home Features:**

- Spacious Living Area:** The open living room is perfect for relaxation and entertainment, providing a welcoming space for you and your guests.
- Modern Kitchen:** Equipped with sleek appliances and ample cabinet space, the kitchen is a chef's delight. The quartz countertops and contemporary fixtures make it feel like a luxurious, upgraded suite.
- Bedrooms:** The master bedroom offers a peaceful retreat, while the second bedroom can easily serve as an office or guest room.
- Stylish Bathroom:** The bathroom features modern fixtures and finishes, adding a touch of elegance to your daily routine.
- Convenient Laundry:** Enjoy the convenience of a built-in stackable laundry unit within the suite.
- Private Patio:** Step outside to your south-facing private patio, perfect for savoring a morning coffee or soaking up the sun.
- Heated Underground Parking:** Benefit from the safety and privacy of two underground parking spaces.

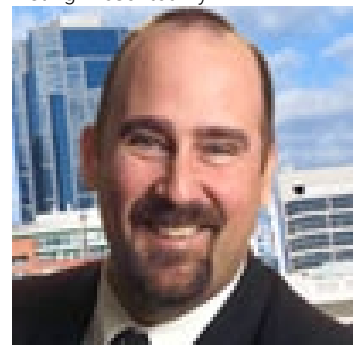
**Community Highlights:** Situated just steps away from shopping centers, schools, playgrounds, major highways, and gas stations, this condo offers unparalleled convenience. The vibrant community of Albert Park is known for its family-friendly atmosphere and easy access to public transportation.

**Seller's Favorite Features:** Abundant natural light and ventilation create a refreshing living environment. Proximity to essential amenities makes daily errands a breeze. Modern kitchen and stylish finishes enhance the home's appeal. Don't miss this golden opportunity to own a ...

Other 5.00 Ft x 3.58 Ft  
 4pc Bathroom 7.42 Ft x 4.92 Ft  
 Bedroom 8.83 Ft x 10.00 Ft  
 Laundry room 3.17 Ft x 3.17 Ft

Other 7.92 Ft x 9.33 Ft  
 Living room 12.67 Ft x 13.42 Ft  
 Primary Bedroom 9.25 Ft x 9.92 Ft  
 Other 10.25 Ft x 9.00 Ft

Listing Presented By:



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