



## 1317 27 Street Calgary Alberta

\$329,900

Discover the perfect blend of style, comfort, and convenience in this 2-bedroom, 2-bathroom corner unit on the main floor. This condo offers 871 ft<sup>2</sup> of living space, flooded with natural light through oversized SE-facing windows. Step into an open-concept floorplan featuring a modern kitchen with granite countertops, stainless steel appliances, and a chic tile backsplash. The living and dining areas provide ample room to relax, with access to a large patio—ideal for BBQs or enjoying your morning coffee in the sun. The primary suite offers a walk-through closet and a private 3 pc ensuite bathroom. The second bedroom, positioned on the opposite side of the unit, ensures maximum privacy—perfect for guests or roommates. A versatile den provides the perfect space for a home office, gaming area, or hobby corner. Additional features include in-suite laundry with extra storage, titled underground heated parking, ample visitor parking, and it's pet-friendly! Location is everything! Enjoy easy access to the C-train station, bus routes, major roadways, and a short 7-minute commute to downtown Calgary. Shopping, schools, parks, and recreational facilities are all within walking distance, making this condo an unbeatable choice for urban living without the downtown price tag. (id:6769)

Primary Bedroom 10.17 Ft x 11.00 Ft

Bedroom 10.92 Ft x 9.42 Ft

Den 8.00 Ft x 7.92 Ft

Foyer 5.00 Ft x 4.42 Ft

Laundry room 7.00 Ft x 3.75 Ft

Dining room 11.92 Ft x 9.00 Ft

Kitchen 12.67 Ft x 8.50 Ft

Living room 15.33 Ft x 11.33 Ft

3pc Bathroom 7.33 Ft x 4.92 Ft

4pc Bathroom 7.83 Ft x 4.92 Ft

Listing Presented By:



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<http://mikeanddee.ca/>

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