



1317 27 Street Calgary Alberta

\$322,000

TOP FLOOR CORNER UNIT | 2 BED + DEN AREA | 2 FULL BATHS | GRANITE COUNTERS | STAINLESS STEEL APPLIANCES | BRAND NEW VINYL PLANK FLOORING | IN-SUITE LAUNDRY | BRIGHT NE CORNER DECK | TITLED UNDERGROUND PARKING | BUYER TO CHOOSE PAINT COLOUR, SELLER TO PAY FOR THE UNIT TO BE PROFESSIONALLY REPAINTED PRIOR TO CLOSING DAY | ORIGINAL OWNER & OWNER OCCUPIED SINCE BUILT | 7 MINUTES TO DOWNTOWN | Welcome to Albert Park Station - This very quiet and private unit offers two bedrooms and two bathrooms with an open floorplan on the NE corner of the 1000 Block, with a lot of light and space! (See notes under photographs) As an end unit, you will notice the spacious and airy feel as soon as you walk into the large entry and nook space perfect for a home office, computer, work or study area. The large dining space and breakfast bar make seating options perfect for you and your guests to enjoy dining, snacks and beverages. The bright living room walks out to the large corner deck offering views of the hillside and privacy to enjoy that glass of wine at the end of the day. The two bedrooms are separated by the living space, perfect for a family, guests or a roommate and the primary suite features an ensuite bath and walk-through closet! Additional perks include in-suite laundry and storage space, titled heated underground parking ideally located within steps of the door to the elevator. With proximity to parks, playgrounds, the Bow River, shopping, schools and many transit options, this unit offers fantastic value. Oh also!! It is Pet-friendly up to 15kg so bring your furry friend! Condo fees are only \$517.14 and include all utilities except for electricity, internet or cable! This is a home you will be happy and proud to gather your friends and family in. Call your favourite Realtor to view! There will be a ONE-HOUR ONLY Open House hosted on Saturday, March 22 between 2-3pm! (id:6...

- Other 4.42 Ft x 4.92 Ft
- Other 8.00 Ft x 8.00 Ft
- Laundry room 3.75 Ft x 7.00 Ft
- Dining room 8.42 Ft x 11.75 Ft
- Eat in kitchen 9.17 Ft x 12.67 Ft

- Other 7.50 Ft x 10.17 Ft
- Primary Bedroom 11.08 Ft x 10.00 Ft
- 3pc Bathroom 4.92 Ft x 7.42 Ft
- Bedroom 10.92 Ft x 9.33 Ft
- 4pc Bathroom 7.75 Ft x 4.92 Ft

Listing Presented By:



Originally Listed by:
REMAX Innovations

RE/MAX Realty Professionals

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