



**DJ Golden**  
**REAL ESTATE**

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**1211, 1317 27 Street SE**  
**Calgary, Alberta**

**MLS # A2233336**



**\$300,000**

<b>Division:</b>	Albert Park/Radisson Heights		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	764 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 460
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)		

**Inclusions:** n/a

Exceptional Opportunity &ndash; Includes 2 Titled Underground Parking Stalls! Say goodbye to the hassle of street parking. This beautifully updated condo is a rare find, offering two titled underground parking stalls&mdash;a true luxury in urban living. Step into a bright, modern, and move-in-ready home featuring newer laminate flooring, fresh paint, and contemporary ceiling fans. The open-concept layout creates an inviting atmosphere, perfect for both relaxing and entertaining. The spacious living area flows seamlessly into a well-appointed kitchen with sleek medium-tone wood cabinetry, granite countertops, stainless steel appliances, a ceran top stove, and a convenient breakfast bar. This home offers two generous bedrooms, including a large primary suite complete with a walk-in closet and a private ensuite. A second full bathroom includes granite countertops, glass sliding shower doors, and a full-size stacked washer and dryer for added convenience. Need extra space? The versatile den is ideal for a home office, study area, or additional storage. Enjoy warm summer evenings on the nearly 100 sq. ft. south-facing balcony, large enough for a full patio set and more&mdash;perfect for entertaining or simply relaxing. The building is currently undergoing stylish updates, including new flooring and fresh paint throughout all common areas, enhancing its modern appeal. Unbeatable location: Just a short walk to Albert Park Centennial Gardens, the community centre with hockey/skating rink, community gardens, and a playground just steps from your door. Nearby schools include Radisson Park (K&ndash;12), Bishop Kidd, and Father Lacombe&mdash;ideal for families. Minutes to shopping, transit, schools, and parks, with quick access to Deerfoot Trail and Downtown.

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