

**4308, 1317 27 Street SE**  
**Calgary, Alberta**
**MLS # A2239681**

**\$315,000**

<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>	916 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 535
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home		

<b>Inclusions:</b>	N/A
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2 BED + DEN (OR 3 BED) | 2 FULL BATHS | INNER-CITY LIVING | OPEN FLOORPLAN | GRANITE COUNTERS | IN-SUITE LAUNDRY | TITLED UNDERGROUND PARKING | PET-FRIENDLY (UP TO 15KG) Welcome to Alberta Park Station, where affordability meets convenience just 7 minutes from downtown! This spacious unit features one of the largest layouts in the complex, offering 2 bedrooms + a den (or 3rd bedroom), 2 full bathrooms, and an open-concept design perfect for modern living. The primary suite boasts a 12x10 layout, a walk-through closet, and a private 3-piece ensuite with a stand-up shower, easily fitting a king-size bed. The additional bedrooms provide flexibility for kids, guests, or a home office. The kitchen shines with granite countertops, ample storage, and a breakfast bar, while the bright living and dining area opens to a large balcony, ideal for unwinding with a glass of wine and enjoying the sunset. Additional perks include in-suite laundry, extra storage, and titled heated underground parking (one of the best spots in the building, plus bike and tire storage). With a FOB-secured entry, security cameras, and a prime location near Franklin LRT, parks, schools, and shopping, this unit offers unbeatable value. Immediate possession available—book your private viewing today!