

# \$344,900 - 4308, 1317 27 Street Se, Calgary

MLS® #A2190729

**\$344,900**

3 Bedroom, 2.00 Bathroom, 916 sqft

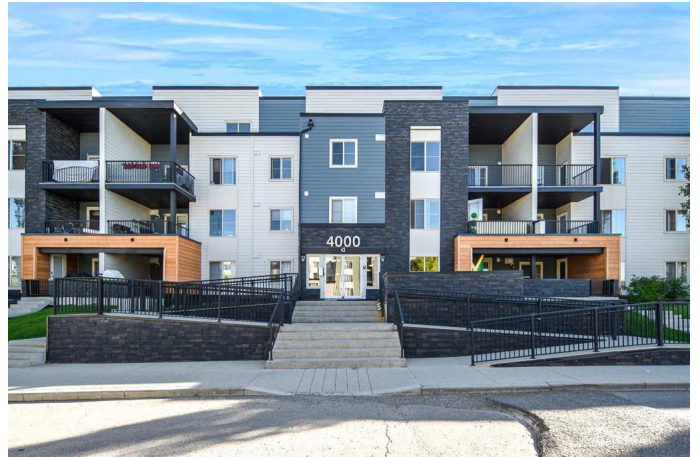
Residential on 0.00 Acres

Albert Park/Radisson Heights, Calgary, Alberta

TOP-FLOOR UNIT | 2 BED + DEN (OR 3 BED) | 2 FULL BATHS | INNER-CITY LIVING | OPEN FLOORPLAN | GRANITE COUNTERTOPS | 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 top-floor 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!

Built in 2013



## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2190729      |
| Price          | \$344,900     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 916           |
| Acres          | 0.00          |
| Year Built     | 2013          |
| Type           | Residential   |
| Sub-Type       | Apartment     |
| Style          | Low-Rise(1-4) |
| Status         | Active        |

## Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 4308, 1317 27 Street Se      |
| Subdivision | Albert Park/Radisson Heights |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2A 4Y5                      |

## Amenities

|                |                                    |
|----------------|------------------------------------|
| Amenities      | Elevator(s), Visitor Parking, Park |
| Parking Spaces | 1                                  |
| Parking        | Underground                        |

## Interior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, Kitchen Island, No Animal Home, No Smoking Home                                    |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Window Coverings, Microwave Hood Fan, Washer/Dryer Stacked |
| Heating           | Baseboard                                                                                            |
| Cooling           | None                                                                                                 |
| # of Stories      | 4                                                                                                    |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Balcony                         |
| Roof              | Asphalt Shingle                 |
| Construction      | Stone, Vinyl Siding, Wood Frame |

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      January 30th, 2025  
Days on Market                85  
Zoning                              M-C1

**Listing Details**

Listing Office                    TrustPro Realty

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