

# \$339,900 - 4308, 1317 27 Street Se, Calgary

MLS® #A2217564

## \$339,900

3 Bedroom, 2.00 Bathroom, 916 sqft

Residential on 0.00 Acres

Albert Park/Radisson Heights, Calgary, Alberta

2 BED + DEN (OR 3 BED) | 2 FULL BATHS |  
INNER-CITY LIVING | OPEN FLOORPLAN |  
GRANITE COUNTERTOPS | IN-SUITE LAUNDRY  
| TITLED UNDERGROUND PARKING |

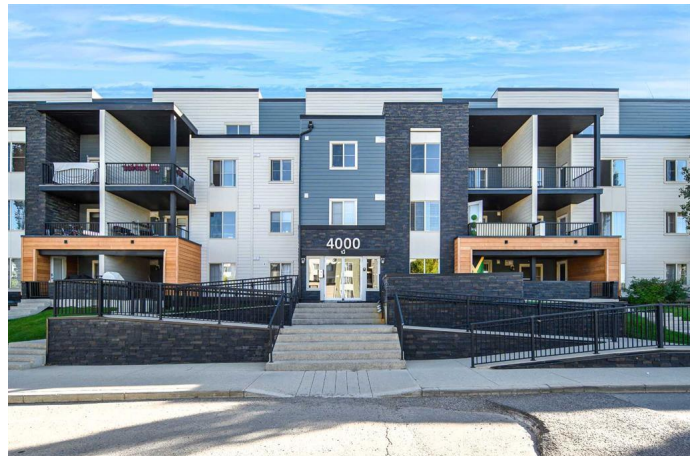
PET-FRIENDLY (UP TO 15KG) Welcome to  
Alberta Park Station, where affordability meets  
convenience just 7 minutes from downtown!

This spacious 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® #         | A2217564          |
| Price          | \$339,900         |
| Bedrooms       | 3                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 916               |
| Acres          | 0.00              |
| Year Built     | 2013              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| 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), Park, Visitor Parking |
| Parking Spaces | 1                                  |
| Parking        | Underground                        |

### Interior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, Kitchen Island, No Animal Home, No Smoking Home                                    |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| 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    | May 5th, 2025 |
| Days on Market | 41            |
| Zoning         | M-C1          |

**Listing Details**

|                |                 |
|----------------|-----------------|
| Listing Office | TrustPro Realty |
|----------------|-----------------|

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