

# \$309,900 - 2406, 1317 27 Street Se, Calgary

MLS® #A2220081

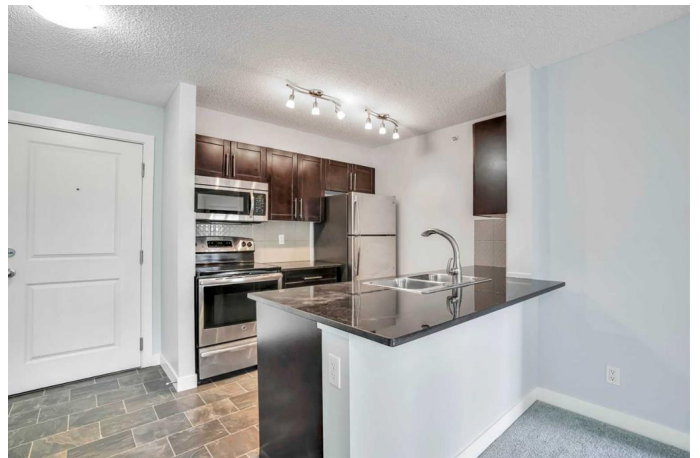
**\$309,900**

2 Bedroom, 2.00 Bathroom, 762 sqft

Residential on 0.00 Acres

Albert Park/Radisson Heights, Calgary, Alberta

Welcome to this spacious and stylish top-floor 2-bedroom plus den apartment in the heart of Radisson Heights—a perfect blend of comfort, convenience, and contemporary design. Offering an exceptional location just minutes from downtown, this home provides quick access to Deerfoot Trail, shopping, transit, and a vibrant selection of restaurants, making it ideal for busy professionals or savvy investors seeking a central and well-connected property. Freshly painted and featuring brand new flooring, the unit is move-in ready and boasts a well-planned layout of functional living space. The open-concept kitchen is the heart of the home, complete with granite countertops, a rich cabinetry, stainless steel appliances, and a convenient eat-up breakfast bar. The spacious living and dining area flows seamlessly to the private top-floor balcony, offering great light and an elevated views. The primary suite is generous in size and includes a full 4-piece ensuite bathroom, while the second bedroom is equally well-sized. The den area provides flexibility for a home office, hobby space, or extra storage—tailored to meet your lifestyle needs. Additional features include in-suite laundry, titled underground parking, and ample visitor parking. For those with children or an active lifestyle, you'll appreciate the greenspace and playground next door. Located in a secure, well-maintained building, this unit offers quick possession and presents a fantastic opportunity to own in an established, evolving



inner-city community. Whether you're a first-time buyer, downsizer, or investor, this condo checks all the boxes. Don't miss your chance to view this gem in Radisson Heights!

Built in 2015

### Essential Information

MLS® #	A2220081
Price	\$309,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	762
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	2406, 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
Parking Spaces	1
Parking	Stall, Titled, Underground

### Interior

Interior Features	Breakfast Bar, Granite Counters, No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings

Heating	Baseboard
Cooling	None
# of Stories	4

## Exterior

Exterior Features	Other
Lot Description	City Lot
Roof	Other
Construction	Stone, Vinyl Siding, Wood Frame

## Additional Information

Date Listed	May 13th, 2025
Days on Market	6
Zoning	M-C1

## Listing Details

Listing Office	First Place Realty
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