

# \$297,900 - 2212, 1317 27 Street Se, Calgary

MLS® #A2243230

**\$297,900**

2 Bedroom, 2.00 Bathroom, 759 sqft

Residential on 0.00 Acres

Albert Park/Radisson Heights, Calgary, Alberta

Welcome to this light-filled 2nd floor condo 2 bedrooms + 2 full baths + a den, just under 800 sq ft of thoughtfully updated interiors. Whether you're a first-time buyer ready to get on the property ladder, scaling down to something more manageable, or looking to invest in a prime location—this unit checks all the boxes. Step into a freshly painted space, nicely maintained property that will assure a smooth move-in experience. The open-concept layout creates a sense of flow between the spacious living area, dining room, and well-appointed kitchen featuring granite countertops and stainless steel appliances, designed to make cooking and entertaining effortless. Slide open the balcony door and enjoy peaceful views from your private outdoor escape. Two full bedrooms provide room to relax, including a generous primary suite with its own bathroom for added privacy. A second full bath serves guests or roommates with ease. Need a home office or a spot to store gear? The large den delivers flexibility for your lifestyle. Convenience is key—this unit offers in-suite laundry, titled parking in the heated and secured underground parkade. A larger open balcony with BBQ hook up is an ideal spot to enjoy fresh air and for outdoor relaxation. You're just minutes from downtown with quick access to major roads, C-Train and public transportation and nearby amenities that include an adjacent park, a strip mall, restaurants and schools. Proximity to bike and river pathways, with attractions like the



Calgary Zoo, Telus Spark Center, Pearce Estate Park, and Inglewood Golf & Country Club just a 30-40 minutes walk away., the C-Train, parks, shops, schools, and restaurants. Live comfortably, connect easily, and own with confidence in an established neighborhood that keeps you close to everything.

Built in 2015

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2243230          |
| Price          | \$297,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 759               |
| Acres          | 0.00              |
| Year Built     | 2015              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 2212, 1317 27 Street Se      |
| Subdivision | Albert Park/Radisson Heights |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2A 4Y5                      |

**Amenities**

|                |                                                                                                        |
|----------------|--------------------------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Laundry, Park, Parking, Playground, Secured Parking, Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 1                                                                                                      |
| Parking        | Heated Garage, Insulated, Parkade, Stall, Titled, Underground                                          |
| # of Garages   | 1                                                                                                      |

## Interior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Granite Counters, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Vinyl Windows |
| Appliances        | Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked           |
| Heating           | Baseboard, Natural Gas                                                                                          |
| Cooling           | None                                                                                                            |
| # of Stories      | 4                                                                                                               |

## Exterior

|                   |                                               |
|-------------------|-----------------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Lighting               |
| Roof              | Asphalt/Gravel                                |
| Construction      | Composite Siding, Concrete, Stone, Wood Frame |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 82              |
| Zoning         | M-C1            |

## Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | TREC The Real Estate Company |
|----------------|------------------------------|

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