

# \$359,900 - 4402, 1317 27 Street Se, Calgary

MLS® #A2196798

**\$359,900**

2 Bedroom, 2.00 Bathroom, 896 sqft

Residential on 0.00 Acres

Albert Park/Radisson Heights, Calgary, Alberta

Welcome home to Albert Park! This is the home you have been waiting for! Renovated and upgraded, this modern Top Floor Penthouse is your next home. Boasting a modern open concept floor plan and stunning mountain and city views from your own private rooftop balcony with custom pergola. This unit faces south so you have the sun streaming in all day making it feel bright and cozy. You have a spacious entrance, walk-in closet and access to the main 4pc bathroom. The beautiful kitchen is appointed with real wood cabinets with soft close doors, granite countertops, tile backsplash, stainless steel appliances and a sit up peninsula. The dining room can accommodate a large table and is perfect for family dinners or games nights. The living room is very spacious with sliding doors that lead out to your south facing roof top balcony which is very private and no neighbors to look at. This space will become your favorite feature of the home! A bright primary bedroom with double closets and a 4pc en-suite bathroom with tiled walls. The second bedroom is a great size as well. You have in-suite laundry and storage which is very important in condo living. You have one titled, heated, underground parking stall which is great all year round. This unit has all new flooring, paint and no popcorn ceiling. Yes I said no popcorn here, a flat ceiling which makes the space feel more modern and open. Located in the well established community of Albert Park/Radisson Heights, and just



minutes to the downtown core, malls, playground, Inglewood, new BRT bus line, schools, shopping, C-Train, medical services, grocery stores, and river pathways, this property is one you do not want to miss!

Built in 2015

### **Essential Information**

MLS® #	A2196798
Price	\$359,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	896
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Active

### **Community Information**

Address	4402, 1317 27 Street Se
Subdivision	Albert Park/Radisson Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 4Y5

### **Amenities**

Amenities	Bicycle Storage, Elevator(s), Parking, Picnic Area, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Parkade, Titled, Underground

### **Interior**

Interior Features	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Granite Counters, No Smoking Home, Open Floorplan, Storage, Vinyl Windows
-------------------	---

Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	4

### **Exterior**

Exterior Features	Balcony, Courtyard
Roof	Flat Torch Membrane
Construction	Composite Siding, Stone, Wood Frame

### **Additional Information**

Date Listed	February 26th, 2025
Days on Market	15
Zoning	M-C1

### **Listing Details**

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.