

\$324,900 - 2308, 1317 27 Street Se, Calgary

MLS® #A2246482

\$324,900

3 Bedroom, 2.00 Bathroom, 909 sqft

Residential on 0.00 Acres

Albert Park/Radisson Heights, Calgary, Alberta

Introducing an exceptional opportunity for those seeking a new home offering both value and convenience. This fantastic 3-bedroom (or 2 bed + DEN), 2-bathroom suite is poised to impress. Nestled within the sought-after Albert Park Station, a mere 8-minute drive to downtown Calgary, the Calgary Zoo and Telus Spark. This residence boasts a prime location near schools, shopping centers, and an array of delectable dining options with easy access to Deerfoot Trail and Stoney Trail. Radiating charm, this unit showcases one of the most coveted floor plans within the complex. The kitchen exudes modern elegance with its updated electric range, stone countertops, and striking laminate floors. Flooded with natural light streaming through expansive windows, the living and dining areas offer a welcoming ambiance and a place to relax after a long day. The primary bedroom is generously proportioned, featuring a walk-thru closet, a luxurious 3-piece ensuite adorned with stone countertops. Positioned on the opposite side of the unit for enhanced privacy, the second bedroom is ideal for roommates or children. Adjacent to it, the 4-piece main bath, convenient in-suite laundry with a full sized stacked washer/dryer, and spacious 3rd bedroom or den provide ample storage, wfh space, and functionality. The balcony is peaceful and private with no units looking in. Board approval permits one dog or cat weighing up to 15 kgs. Additionally, the property includes the added convenience of 1



titled underground heated parking stall (#205), with plentiful visitor and street parking options. Experience the allure of this residence firsthand by scheduling a private showing with your preferred realtor today. Virtual tour available for your convenience!

Built in 2015

Essential Information

MLS® #	A2246482
Price	\$324,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	909
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	2308, 1317 27 Street Se
Subdivision	Albert Park/Radisson Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 4Y5

Amenities

Amenities	Elevator(s), Parking, Secured Parking, Trash, Visitor Parking
Parking Spaces	1
Parking	Parkade, Underground

Interior

Interior Features	No Smoking Home, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer,

	Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	4

Exterior

Exterior Features	Private Entrance, Courtyard
Roof	Membrane, Flat
Construction	Composite Siding, Stone, Wood Frame

Additional Information

Date Listed	August 16th, 2025
Days on Market	8
Zoning	M-C1

Listing Details

Listing Office	Real Broker
----------------	-------------

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.