

# \$344,900 - 4308, 1317 27 Street Se, Calgary

MLS® #A2190729

**\$344,900**

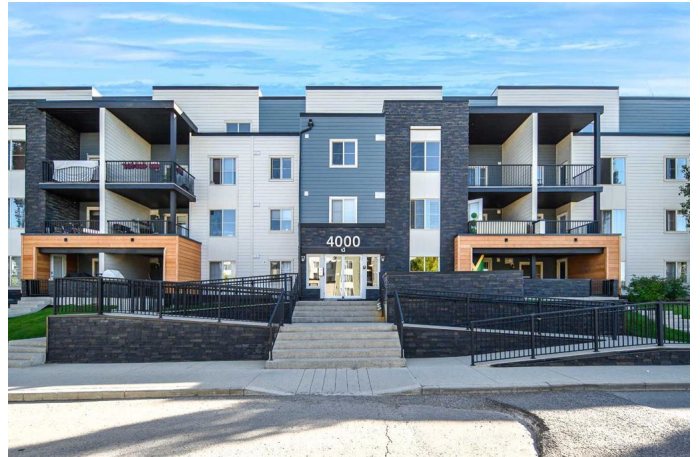
3 Bedroom, 2.00 Bathroom, 916 sqft  
Residential on 0.00 Acres

Albert Park/Radisson Heights, Calgary, Alberta

TOP-FLOOR UNIT | 2 BED + DEN (OR 3  
BED) | 2 FULL BATHS | INNER-CITY LIVING |  
OPEN FLOORPLAN | GRANITE COUNTERS  
| 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 top-floor 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® #	A2190729
Price	\$344,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	916
Acres	0.00
Year Built	2013
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
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), Visitor Parking, Park
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            January 30th, 2025

Days on Market      66

Zoning                 M-C1

### **Listing Details**

Listing Office         TrustPro Realty

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