

# \$339,900 - 4308, 1317 27 Street Se, Calgary

MLS® #A2217564

## \$339,900

3 Bedroom, 2.00 Bathroom, 916 sqft

Residential on 0.00 Acres

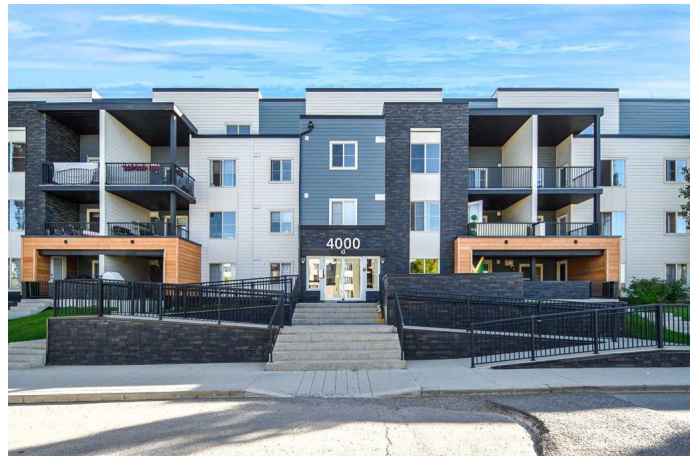
Albert Park/Radisson Heights, Calgary, Alberta

2 BED + DEN (OR 3 BED) | 2 FULL BATHS |  
INNER-CITY LIVING | OPEN FLOORPLAN |  
GRANITE COUNTERTOPS | 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® #	A2217564
Price	\$339,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	916
Acres	0.00
Year Built	2013
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
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), Park, Visitor Parking
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	May 5th, 2025
Days on Market	13
Zoning	M-C1

**Listing Details**

Listing Office	TrustPro Realty
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