



THE
A-TEAM

**RE/MAX
FIRST**

1027 CAMERON Avenue #206, Calgary T2T 0K3

MLS® #: **A2105525** Area: **Lower Mount Royal** Listing Date: **02/02/24** List Price: **\$250,000**
Status: **Active** County: **Calgary** Change: **-\$7k, 16-May** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1962**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **635**
Low Sqft:
Ttl Sqft: **635**

Access:
Lot Feat:
Park Feat: **None**

DOM

107

Layout

Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **0**
Garage Sz:

Utilities and Features

Roof: **Tar/Gravel**
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony**

Construction: **Brick,Concrete**
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,European Washer/Dryer Combination,Microwave Hood Fan,Refrigerator**
Int Feat: **Elevator,Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	5`0" x 7`0"	Bedroom - Primary	Main	13`6" x 10`0"
Living Room	Main	13`8" x 15`0"	Kitchen With Eating Area	Main	9`1" x 15`0"
Storage	Main	3`4" x 2`5"			
Legal/Tax/Financial					
Condo Fee: \$454		Title: Fee Simple		Zoning: M-C2	
		Fee Freq: Monthly			
Legal Desc:		0512372			
Remarks					
Pub Rmks:		This one-bedroom updated condo is priced to sell and has the wow factor. It offers modern luxury with its vinyl plank flooring, a kitchen featuring a huge granite island with waterfall sides, an eating bar, stainless steel appliances, built-in pantry, upper cabinets with built-in lights, glass shelves, and doors, a full-height backsplash, and a deep stainless steel sink. The unit also has in suite laundry The spacious living room leads to a patio with a deck. The bedroom has sliding barn closet doors and a sliding barn door for an in-unit storage room. A second storage unit is conveniently located in the hallway right beside the condo. The bathroom boasts a long granite countertop with a bowl sink, a deep tub with tile to ceiling surround, and frosted glass doors with lever hardware.			
Inclusions:		Blinds			
Property Listed By:		Greater Calgary Real Estate			

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













