



THE
A-TEAM

**RE/MAX
FIRST**

1027 CAMERON Avenue #103, Calgary T2T 0K3

MLS® #: **A2113620**

Area: **Lower Mount Royal**

Listing Date: **03/15/24**

List Price: **\$208,800**

Status: **Active**

County: **Calgary**

Change: **-\$6k, 30-Apr**

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: **622**
Low Sqft:
Ttl Sqft: **622**

DOM

66

Layout

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

Parking

Ttl Park: **0**
Garage Sz:

Access:

Lot Feat:

Park Feat: **None**

Utilities and Features

Roof: **Tar/Gravel**
Heating: **Baseboard**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Electric Range,Microwave Hood Fan,Refrigerator,Window Coverings**
Int Feat: **Ceiling Fan(s),Granite Counters**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	13`4" x 19`1"
Kitchen	Main	7`5" x 6`10"
4pc Bathroom	Main	4`10" x 7`2"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	7`3" x 7`4"
Entrance	Main	8`6" x 2`6"
Bedroom - Primary	Main	14`9" x 10`3"

Legal/Tax/Financial

Condo Fee:
\$448

Title: **Fee Simple**
Fee Freq:

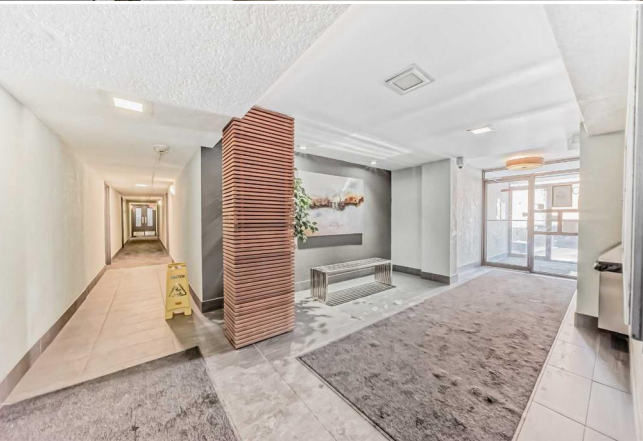
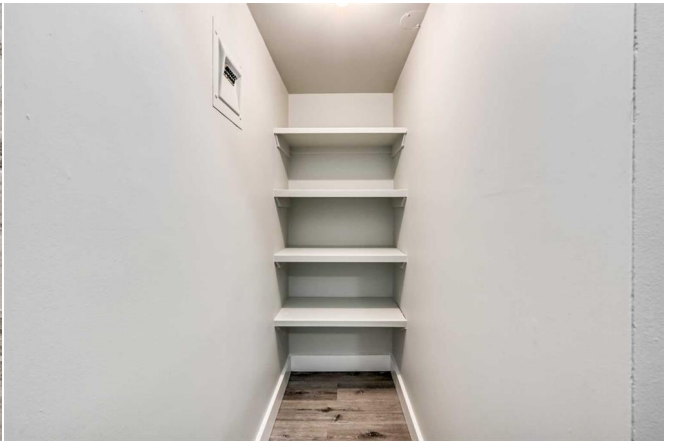
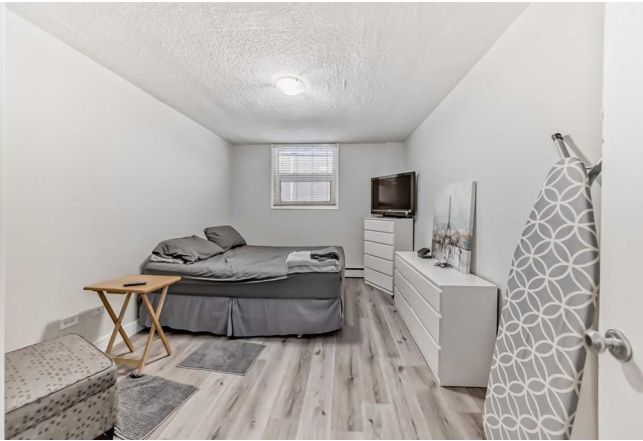
Zoning: **M-C2**

Legal Desc:	0512372	Monthly	Remarks
Pub Rmks:	<p>Discover the charm and convenience of urban living at 103, 1027 Cameron Avenue SW, a RENOVATED 1-BEDROOM condo nestled in one of Calgary's most prestigious inner-city neighbourhoods. This ground-floor apartment offers a blend of comfort, convenience, and investment potential, boasting over 620 SF of modern living space in an unparalleled location, making it an IDEAL CHOICE for first-time homebuyers or savvy investors seeking a property with strong rental potential. The condo has undergone renovations in both 2015 and 2022, highlighting an UPDATED KITCHEN adorned with solid BIRCH cabinets featuring self-closing drawers, GRANITE countertops, and STAINLESS-STEEL appliances that include an electric range, an over-the-range microwave, and a fridge. The open living room/dining area, illuminated by large SOUTH-FACING windows, presents LUXURY VINYL PLANK flooring and light, neutral paint colours, ensuring a bright and welcoming ambiance. The large primary bedroom, also benefiting from south-facing windows, provides a serene retreat. Noteworthy enhancements extend beyond the private quarters to include an UPDATED BATHROOM, boasting granite countertops and a TILED tub surround, enhancing the SPA-LIKE experience. In-unit storage adds convenience, while the availability of a parking stall and/or additional storage locker (both based on availability and with an additional nominal fee), addresses practical needs. Residents will appreciate the building's well-maintained common areas, including a renovated elevator and flooring. Coin laundry facilities on the main floor, a bike storage room and an on-site manager ensure comfort and security. This condo has a "WalkScore" of 98, WALKER PARADISE, and a "BikeScore" of 80, VERY BIKEABLE. Located in a vibrant community, this condo is steps away from the social and cultural hub of 17th Ave SW, offering easy access to a plethora of stores, cafes, restaurants, and public transit options, making your daily commute or leisurely outings a breeze.</p>		
Inclusions:	Building and residence keys.		
Property Listed By:	Boswell Krieger Management & Realty Ltd.		

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









1027 Cameron Avenue Southwest

Calgary, Alberta, T2T 3E8

Commute to **Downtown Calgary**

🚗 5 min 🚶 19 min 🚲 10 min 🚶 38 min View Routes

Favorite Map Nearby Apartments

More about 1027 Cameron Avenue Southwest

Walk Score
98

Walker's Paradise

Daily errands do not require a car.

Transit Score
53

Good Transit

Many nearby public transportation options.

Bike Score
80

Very Bikeable

Biking is convenient for most trips.

