



THE
A-TEAM

**RE/MAX
FIRST**

1027 CAMERON Avenue #101, Calgary T2T 0K3

MLS® #: **A2120668**

Area: **Lower Mount Royal**

Listing Date: **04/05/24**

List Price: **\$209,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 29-Apr**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **519**

Low Sqft:

Ttl Sqft: **519**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

44

Layout

Beds: **1 (1)**

Baths: **1.0 (1 0)**

Style: **Apartment**

Parking

Ttl Park: **1**

Garage Sz:

Access:

Lot Feat: **Back Lane,Low Maintenance Landscape**

Park Feat: **None,On Street**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Built-in Features,Closet Organizers,Granite Counters,Kitchen Island,Open Floorplan,Pantry,See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Main	9`7" x 11`5"
Kitchen	Main	15`5" x 5`6"

Room	Level	Dimensions
Living/Dining Room Combination	Main	15`8" x 14`1"
4pc Bathroom	Main	6`11" x 4`10"

Legal/Tax/Financial

Condo Fee:
\$384

Title: **Fee Simple**
Fee Freq:

Zoning: **M-C2**

0512372

Monthly

Remarks

Pub Rmks: **Why rent, when you can own! Welcome Home to your Perfect Furnished 1-bed/1-bath Main Floor Industrial Style Corner Unit Concrete condo in Churchill Towers for your new active downtown living! Located in Calgary's fabulous Lower Mount Royal community. The location is A+++ being in a quiet community that is only walking distance to lively 17 AVE SW, Downtown Core, Bow River, Walking & Biking paths, Playground. And if you're a foodie you never have to go to far as you're a minutes away from bars like 1410, Trolley 5, National, and restaurants such as Galaxie Diner, Ke Charcoal Grill, The Coup, Comery Block BBQ, and even steps to the famous Made By Marcus Ice Cream store, and all the wonderful coffee shops such as Café beano, and Analog. The convenience is unbeatable being able to walk to Urban Fare for your groceries, Canadian Tire, and Best Buy for other things that come up. This gorgeous Furnished main floor corner unit 1-bed/1-bath upgraded condo welcomes you with Luxury Vinyl Plank flooring throughout, Texture wall-paint, open-concept kitchen to living room draws your eyes to the large windows, and then to the kitchen with stainless steel appliances (Microwave-Hoodfan, Fridge with ice maker and water dispenser, Wine-Fridge, Stainless Steel Stove, Dishwasher), Deep Sink, Large U-Shape Granite counter tops, large open canvas living room, good size bedroom with mirror sliding closet doors, washroom with shower/tub with tile to ceiling, and IN-UNIT Front-Load Washer & Dryer. Living room is furnished with a Large L-Shape FRIHETEN Corner sofa-bed with storage for those family and friend visits! + ALL FURNITURE as seen stays with the unit. Street Parking with Permit available through City (online application). Outdoor Parking Stalls available for rent, with waitlist. Bike Room on Main Level. Pets allowed with Board Approval. Building manager included in Low condo fee of \$384.04/mth. Seeing is believing, view this home for yourself today!**

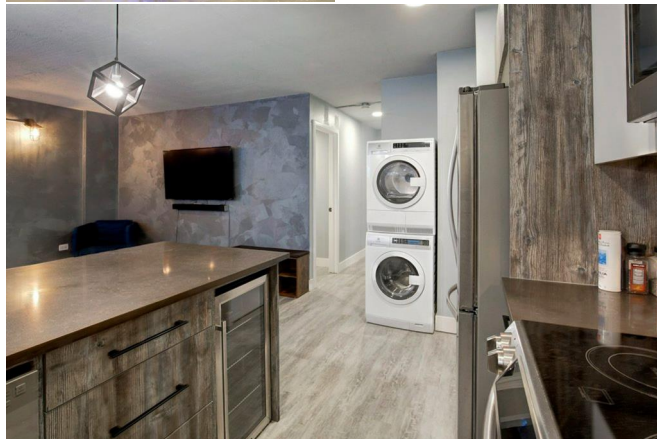
Inclusions: **ALL FURNITURE AS SEEN**

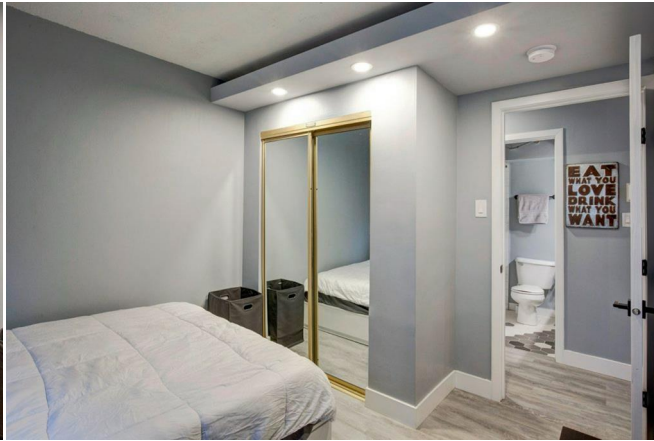
Property Listed By: **Grand Realty**

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









101-1027 Cameron Ave SW, Calgary, AB

Main Floor Total Interior Area 519.24 sq ft



0 1 2 3 4 5 6 7 8 9 10

PREPARED: Jan 2021

White regions are excluded from total floor area in EXISTING floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.





