



THE
A-TEAM

**RE/MAX
FIRST**

1027 CAMERON Avenue #205, Calgary T2T 0K3

MLS® #: **A2123050**

Area: **Lower Mount Royal**

Listing Date: **04/25/24**

List Price: **\$185,000**

Status: **Active**

County: **Calgary**

Change: **None**

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: **631**
Low Sqft:
Ttl Sqft: **631**

DOM

24

Layout

Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Parking

Ttl Park: **0**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Off Street, See Remarks, Unassigned**

Utilities and Features

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

Construction: **Brick, Concrete**
Flooring: **Carpet, Linoleum**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Electric Stove, Microwave, Portable Dishwasher, Refrigerator**
Int Feat: **Laminate Counters**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	6' 8" x 8' 6"	Living Room	Main	18' 0" x 13' 6"
Dining Room	Main	7' 8" x 7' 4"	Bedroom	Main	13' 6" x 9' 8"
4pc Bathroom	Main				

Legal/Tax/Financial

Condo Fee:
\$454

Title: **Fee Simple**
Fee Freq:

Zoning: **M-C2**

Legal Desc:	0512372	Monthly	Remarks
Pub Rmks:	Opportunity Knocks! This home is perfect for the buyer wanting to be close to the inner city or the investor looking for a solid investment. Nestled in one of Calgary's most prestigious inner-city neighborhoods lower Mount Royal, just a stone's throw from the vibrant social and cultural epicenter of 17th Ave. with its convenient proximity to a myriad of shops, cafes, eateries, and public transit routes, it effortlessly facilitates your daily travels and leisurely pursuits. In addition to the fantastic location, this home offers a spacious floor plan boasting a galley kitchen with an adjacent dining room. Enjoy relaxing in the huge living room with large patio doors that lead to your private south-facing balcony. The bedroom offers plenty of space for a king bed & dressers. Residents will enjoy the well-kept communal spaces within the building, which feature a renovated elevator and flooring. Additionally, the convenience of card-operated laundry facilities on the ground floor, a designated bike storage area, and the presence of an on-site manager contribute to a sense of comfort and security. Street parking permits are available through the city via online application. Outdoor parking stalls can be rented, although there may be a waitlist. Pets are permitted with board approval. Don't miss this opportunity!!		
Inclusions:	N/A		
Property Listed By:	Real Broker		

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





