



THE
A-TEAM

**RE/MAX
FIRST**

1129 CAMERON Avenue #303, Calgary T2T 0K6

MLS® #: **A2123648**

Area: **Lower Mount Royal**

Listing Date: **04/18/24**

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

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1968**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **487**
Low Sqft:
Ttl Sqft: **487**

DOM

31
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Carport**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Baseboard**
Sewer:
Ext Feat: **None**

Construction:
Brick,Metal Siding ,Stucco,Vinyl Siding
Flooring:
Hardwood,Tile
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Breakfast Bar**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	11`9" x 11`2"	Kitchen	Main	7`6" x 10`10"
Bedroom - Primary	Main	10`10" x 11`2"	4pc Bathroom	Main	

Legal/Tax/Financial

Condo Fee:
\$490

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C2

Legal Desc:

0110771

Remarks

Pub Rmks:

Welcome to your urban oasis in the heart of Lower Mt Royal. This charming 1-bedroom, 1-bathroom apartment, nestled on the vibrant 3rd floor of the Cameron Heights complex, offers the perfect blend of modern comfort and urban convenience. Step into a space adorned with gleaming hardwood floors that span seamlessly throughout, leading to a cozy yet spacious living area. Natural light pours in from the large windows, illuminating the neutral-toned walls and creating an inviting ambiance ready to embrace your personal style. The kitchen beckons with its contemporary design, boasting an inviting island with an eating bar, perfect for entertaining guests or enjoying a casual meal. With ample cabinetry and counter space, meal preparation becomes a breeze. Retreat to the serene bedroom, offering a tranquil haven for relaxation after a busy day in the city. Adjacent, discover a full bath featuring modern fixtures and finishes for your convenience. Thanks to the in-unit laundry facilities offering ultimate convenience and efficiency, never worry about laundry day again. Venture outside to your private balcony, where you can bask in the sunshine and soak up the southern exposure. Located just a stone's throw away from the bustling 17th Ave, you'll immerse yourself in a vibrant tapestry of dining, shopping, and nightlife options, ensuring there's always something exciting to explore just moments from your doorstep. With assigned parking in the rear of the building, you'll enjoy the added convenience of having a dedicated spot waiting for you when you return home. Don't miss the opportunity to make this urban retreat your own - schedule your showing today and experience the allure of Lower Mt Royal living at its finest

Inclusions:

none

Property Listed By:

2% Realty

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





