



THE A-TEAM

RE/MAX FIRST

1230 CAMERON Avenue #2, Calgary T2T 0K9

MLS#: A2140695 Area: Lower Mount Royal Listing Date: 07/24/24 List Price: \$225,000
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Apartment
City/Town: Calgary
Year Built: 1959
Finished Floor Area
Abv Sqft: 692
Low Sqft:
Ttl Sqft: 692

Access:
Lot Feat:
Park Feat: Assigned,Stall

DOM

54
Layout
Beds: 1 (1)
Baths: 1.0 (1 0)
Style: Apartment

Parking

Ttl Park: 1
Garage Sz:

Utilities and Features

Roof: Tar/Gravel
Heating: Baseboard
Sewer:
Ext Feat: None
Construction: Brick,Concrete
Flooring: Tile
Water Source:
Fnd/Bsmnt:
Kitchen Appl: Dishwasher,Electric Stove,European Washer/Dryer Combination,Microwave,Refrigerator,Window Coverings
Int Feat: Open Floorplan,See Remarks
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Living Room, Dining Room, Balcony, Bedroom - Primary, Kitchen, Laundry, Foyer, and 4pc Bathroom.

Legal/Tax/Financial

Condo Fee:  
**\$617**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-C2**

Legal Desc: **1010671**

Remarks

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Pub Rmks: **Great location in the heart of Lower Mount Royal. The Black Squirrel is a boutique concrete building with only 18 units and was extensively renovated in 2010 with all new vinyl windows, boiler system and balconies. This corner unit is located on the lower floor, all rooms are below ground level , and offers tons of privacy. This tastefully renovated unit has new paint, updated tile floors throughout, a spacious living room that opens to an outdoor south facing patio, eating area, kitchen with many upgrades, including quartz counter tops, modern cabinets, stainless steel appliances and upgraded European washer/dryer unit. Assigned surface parking stall and lots of street parking available. Pets are welcome in this building and the patio in this unit offers them a great abode. Perfect for your first home or investment.**

Inclusions: **NA**  
Property Listed By: **RE/MAX Realty Professionals**

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