

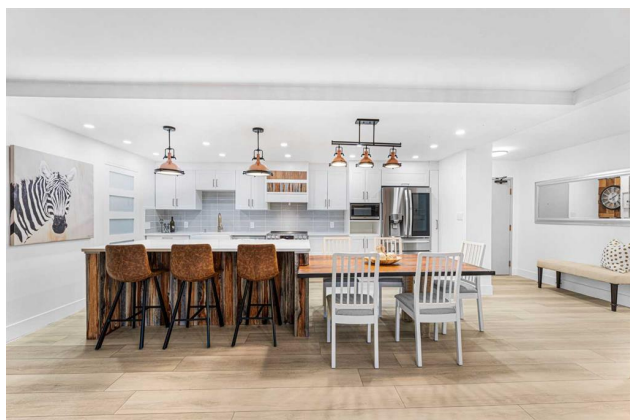


THE
A-TEAM

**RE/MAX
FIRST**

1215 CAMERON Avenue #405, Calgary T2T 0K8

MLS® #: **A2145492** Area: **Lower Mount Royal** Listing Date: **11/07/24** List Price: **\$452,900**
 Status: **Active** County: **Calgary** Change: **-\$12k, 07-Jan** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **1981**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Underground

Finished Floor Area

Abv Sqft: **987**
 Low Sqft:
 Ttl Sqft: **987**

DOM

75

Layout

Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Hot Water,Natural Gas**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Brick,Concrete,Metal Siding**
 Flooring: **See Remarks**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Open Floorplan,See Remarks,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main	8`8" x 5`0"	4pc Ensuite bath	Main	8`8" x 5`4"
Bedroom	Main	11`7" x 9`11"	Kitchen	Main	10`1" x 17`11"
Laundry	Main	10`1" x 3`3"	Living Room	Main	12`1" x 21`7"
Bedroom - Primary	Main	15`5" x 12`1"	Sunroom/Solarium	Main	3`10" x 6`7"
Sunroom/Solarium	Main	4`0" x 15`11"	Walk-In Closet	Main	9`4" x 5`0"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$889

Fee Simple

M-C2

Fee Freq:
Monthly

Legal Desc: 8210876

Remarks

Pub Rmks: **Welcome to Mount Royal Terrace, a fully renovated 2-bedroom, 2-bathroom condo located in the heart of Mount Royal! This beautifully renovated home offers exceptional value in an unbeatable location, just steps away from the trendy shops, dining, and amenities on 17th Avenue. The living area boasts a spacious and bright updated living room featuring a cozy wood-burning fireplace, plus an inviting dining area perfect for entertaining. Fully Renovated Kitchen with Brand-New Appliances, Luxury Vinyl Tile, white cabinetry and quartz countertops. The expansive primary bedroom includes a walk-in closet, a 4-piece en suite, and features a thoughtfully designed three-season room that offers various options for use. Additionally, there is a second bedroom with an additional 3 season space, a 3-piece bathroom, in-suite laundry, and plenty of storage throughout. Step out onto the south-facing balcony, ideal for savoring your morning coffee or hosting summer BBQs. The property also features two communal balcony areas offering unobstructed views of the city skyline. Completing the unit are TWO OVERSIZED UNDERGROUND parking stalls conveniently located directly across from the elevator, along with an assigned storage locker. A fabulous walking community. With its unbeatable location and fully renovated interior, this condo offers incredible value. Don't miss out—call today to secure your exclusive private viewing before it's gone!**

Inclusions: **Shelves and plastic storage units in the underground parking.**

Property Listed By: **Royal LePage Benchmark**

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



