



THE
A-TEAM

**RE/MAX
FIRST**

1235 CAMERON Avenue #204, Calgary T2T 0L1

MLS®#: **A2148972** Area: **Lower Mount Royal** Listing Date: **07/12/24** List Price: **\$499,000**
 Status: **Active** County: **Calgary** Change: **-\$16k, 07-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2000**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat:
 Park Feat:

Finished Floor Area
 Abv Sqft: **1,217**
 Low Sqft:
 Ttl Sqft: **1,217**

Views
Titled,Underground

DOM

66
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **In Floor,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,BBQ gas line**

Construction: **Brick,Wood Frame**
 Flooring: **Carpet,Hardwood,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garburator,Gas Cooktop,Oven-Built-In,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Built-in Features,Crown Molding,Double Vanity,Granite Counters,Kitchen Island,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`10" x 11`11"	Dining Room	Main	9`11" x 9`7"
Kitchen	Main	21`10" x 11`4"	Foyer	Main	9`9" x 9`1"
Bedroom - Primary	Main	14`7" x 11`7"	Bedroom	Main	12`10" x 12`3"
Laundry	Main	6`5" x 5`6"	5pc Ensuite bath	Main	
4pc Bathroom	Main				

Legal/Tax/Financial

Condo Fee:
\$1,019

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C2

Legal Desc: **0012761**

Remarks

Pub Rmks: **Urban lifestyle enthusiasts will find this executive 2 bedroom + 2 bath condo in the heart of lower Mt Royal irresistible. Located in a small, well-managed building where units like this rarely become available, with titled underground parking, it boasts great square footage and layout, with gorgeous hardwood & tile floors and beautiful crown mouldings. The gourmet kitchen features granite countertops, a centre island, and top-of-the-line appliances including a Sub-Zero fridge + Wolf gas cooktop. The spacious great room is adorned with an elegant stone-finished gas fireplace, complemented by a large dining nook and built-in work station. The large primary bedroom offers a luxurious 5 piece ensuite & walk-in closet, while the generous second bedroom is accompanied by a 4 piece bath and in-suite laundry with full-size washer and dryer. Enjoy stunning city views from your private outdoor patio with a gas line. Situated steps from vibrant 17th Avenue, residents will enjoy easy access to trendy shops, restaurants, and all amenities that make inner-city living so desirable. Whether it's exploring cafes, indulging in fine dining, or enjoying the nightlife, everything is at your doorstep!**

Inclusions: **N/A**
Property Listed By: **RE/MAX Landan Real Estate**

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