

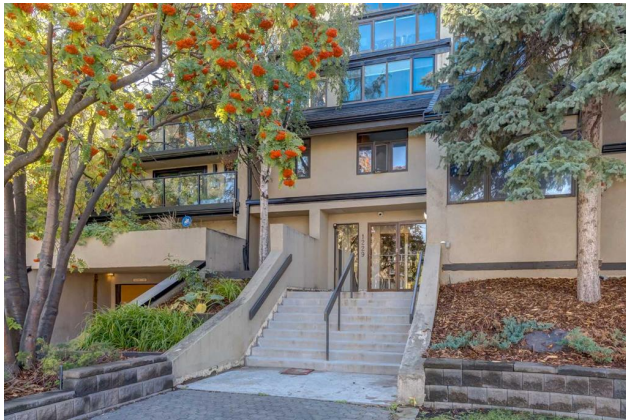


THE
A-TEAM

**RE/MAX
FIRST**

1229 CAMERON Avenue #402, Calgary T2T 0L1

MLS® #: **A2168320** Area: **Lower Mount Royal** Listing Date: **09/24/24** List Price: **\$579,900**
Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

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

Lot Information
Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,489**
Low Sqft:
Ttl Sqft: **1,489**

DOM

58
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **2**
Garage Sz:

Access:
Lot Feat:
Park Feat:

Assigned,Enclosed,Heated Garage,Parkade,See Remarks,Side By Side

Utilities and Features

Roof: **Membrane,Tile**
Heating: **Baseboard,Central,Fireplace(s)**
Sewer:
Ext Feat: **Balcony,BBQ gas line**

Construction: **Concrete**
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Electric Stove,Oven,Range Hood,Refrigerator**
Int Feat: **Granite Counters,See Remarks,Stone Counters,Storage,Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
3pc Bathroom	Main	7`7" x 7`4"
Balcony	Main	9`5" x 19`4"
Dining Room	Main	14`3" x 12`1"
Kitchen	Main	18`1" x 7`7"
Living Room	Main	21`7" x 18`11"
Bedroom - Primary	Main	18`0" x 10`7"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Ensuite bath	Main	8`7" x 7`6"
Bedroom	Main	13`7" x 9`8"
Entrance	Main	6`9" x 10`10"
Laundry	Main	7`9" x 10`11"
Pantry	Main	6`3" x 7`6"
Walk-In Closet	Main	4`7" x 9`6"

Legal/Tax/Financial

Condo Fee:
\$1,125

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C2

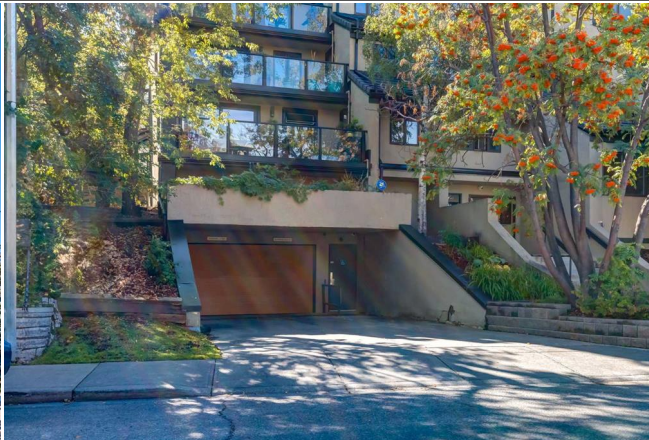
Legal Desc: **8110659**

Remarks

Pub Rmks: **Downsize and still have it all! Looking for the lockup and leave lifestyle but don't want to compromise? This is it! This massive 2 bedroom 2 bathroom executive condo boasts just under 1500sqft of luxury living in Mount Royal. This fully renovated South Facing unit boasts a massive south facing patio that overlooks a courtyard offering plenty of sunshine and privacy. Large windows let plenty of natural light in. A massive living room with remote controlled gas fireplace makes an exceptional space for entertaining. Kitchen features modern open shelf glass cabinets, quartz countertops and stainless steel appliances. Primary retreat is hidden behind double French doors featuring a walk in closet and a 4 piece ensuite. Large in suite laundry room as well as an additional large storage room that can be used as a pantry or could be converted into an office. If all that isn't enough storage there is an additional external storage unit. Your two parking stalls are partitioned from the rest of the parkade so its like having your own 2 car garage, you never have to worry about your car being damaged by someone parking beside you. As an added bonus, both your unit and parking stall are just steps away from the elevator. This building also offers a common room that is setup for movie nights and features a treadmill and weights, the location offers so much more. Being nestled in Mount Royal offers serene streets with mature trees and some of Calgary's most luxurious real estate All this while being less then 2 blocks away from 17th avenue and all the shopping, dining and entertainment it has to offer.**

Inclusions: **N/A**
Property Listed By: **Tink**

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









<div>  <div> Anthony Hall Cell: 403-827-9444 </div>  <div> \$250,000.00+ Savings Generating 5.00% Return Plus An Extra \$12,000.00 In Income Into Your Pocket Every Year </div> </div>		
Monthly Expenses	1500 ^{sqft} stand alone Bungalow	1500 ^{sqft} Condo
	Average sale price \$836,000.00 <small>(Prices vary without change to \$400,000)</small>	\$279,900.00
Condo Fee	\$0.00	\$1,125.25
Utilities Monthly	\$600.00	\$75.00 <small>(No utilities except electricity covered by condo fee)</small>
Lawn and Snow removal	\$200.00	Included in Condo fee
Repair maintenance & upkeep	\$200.00	Included in Condo fee
Property taxes	\$452.00	\$206.66
Insurance	\$250.00	\$42.00
Total Monthly Expenses	\$1702.00	\$1448.91
<div>Savings of \$3,000.00+ Yearly</div>		

Numbers are estimates and are intended to serve as a guide and not actual expenses. All expenses are subject to change unexpectedly. Buyers encouraged to get their own quotes and do their own due diligence.

