

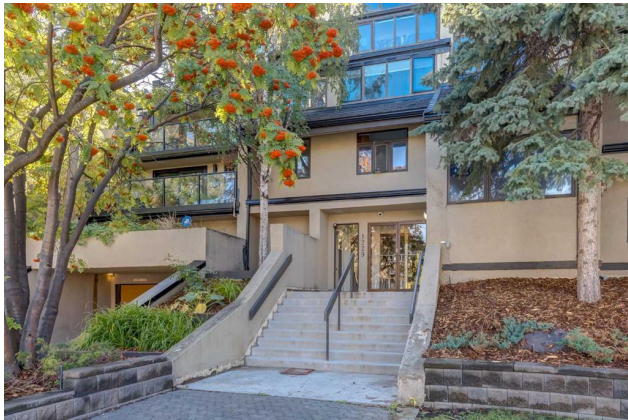


THE A-TEAM

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:

Access:
Lot Feat:
Park Feat:

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

Finished Floor Area

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

DOM

4

Layout

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

Parking

Ttl Park: 2
Garage Sz:

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

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like 3pc Bathroom, Balcony, Dining Room, Kitchen, Living Room, Bedroom - Primary, 4pc Ensuite bath, Bedroom, Entrance, Laundry, Pantry, Walk-In Closet.

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

