



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1027 CAMERON Avenue #303, Calgary T2T 0K3**

MLS® #: **A2179952**      Area: **Lower Mount Royal**      Listing Date: **11/20/24**      List Price: **\$210,000**  
 Status: **Pending**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **1962**

Lot Information

Lot Sz Ar:  
 Lot Shape:  
 Access:  
 Lot Feat:  
 Park Feat: **Off Street**

Finished Floor Area

Abv Sqft: **632**  
 Low Sqft:  
 Ttl Sqft: **632**

DOM

**31**  
Layout  
 Beds: **1 (1 )**  
 Baths: **1.0 (1 0)**  
 Style: **High-Rise (5+)**

Parking

Ttl Park: **0**  
 Garage Sz:

Utilities and Features

Roof: **Tar/Gravel**  
 Heating: **Baseboard**  
 Sewer:  
 Ext Feat: **Balcony**

Construction: **Concrete,Stucco**  
 Flooring: **Laminate**  
 Water Source:  
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator**  
 Int Feat: **Chandelier,Granite Counters,No Smoking Home,Recessed Lighting,Storage,Vinyl Windows**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	15`11" x 13`10"	Dining Room	Main	10`4" x 7`3"
Kitchen	Main	6`11" x 5`5"	Bedroom - Primary	Main	13`11" x 10`1"
4pc Bathroom	Main	0`0" x 0`0"			

Legal/Tax/Financial

Condo Fee: **\$454**      Title: **Fee Simple**      Zoning: **M-C2**  
 Fee Freq:

Monthly

Legal Desc: 0512372

Remarks

Pub Rmks: **Discover your urban sanctuary in the heart of the city! This stylish renovated one-bedroom, one-bathroom condo is ideal for the young professional seeking a perfect mix of elegance and convenience. Enter a bright, modern living space with an open-concept layout. The living area flows effortlessly to a south-facing balcony, perfect for sipping morning coffee or unwinding in the evening. The kitchen showcases contemporary walnut cabinets and 3 pc appliances, seamlessly connecting to the elegant dining space with acoustic modern wall panels. The spacious bedroom includes a large floor-to-ceiling closet, while the 4-piece bathroom boasts cheering paint color and newer vanity tat's sure to impress. Enjoy the added convenience of a nearby storage room for all your extras. Located just steps from vibrant 17th Ave, you'll have access to trendy pubs, excellent restaurants, and unique shops, along with nearby schools and parks for a dynamic lifestyle. Don't miss your chance to live in one of the city's most desirable neighborhoods. Schedule your viewing today and experience the perfect fusion of comfort and urban living!**

Inclusions: **shelves in living room**  
Property Listed By: **Grand Realty**

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





