



THE
A-TEAM

**RE/MAX
FIRST**

1027 CAMERON Avenue #302, Calgary T2T 0K3

MLS® #: **A2182466** Area: **Lower Mount Royal** Listing Date: **12/05/24** List Price: **\$319,900**
 Status: **Active** 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: **Covered,Stall**

Finished Floor Area

Abv Sqft: **876**
 Low Sqft:
 Ttl Sqft: **876**

DOM

48
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Dryer,Microwave,Range Hood,Refrigerator,Stove(s),Washer,Window Coverings**
 Int Feat: **Closet Organizers,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	13`7" x 8`10"	Dining Room	Main	12`6" x 8`4"
Living Room	Main	17`8" x 13`7"	Laundry	Main	2`8" x 2`3"
Foyer	Main	3`3" x 3`1"	Bedroom - Primary	Main	13`4" x 10`6"
Bedroom	Main	9`10" x 9`5"	4pc Bathroom	Main	8`6" x 4`10"

Legal/Tax/Financial

Condo Fee: **\$628** Title: **Fee Simple** Zoning: **M-C2**

Fee Freq:
Monthly

Legal Desc: **0512372**

Remarks

Pub Rmks: **This beautifully updated 2-bedroom condo is centrally located just steps from the pulse of 17 AVE - offering unrivaled amenities and accessibility fit for an active lifestyle. This sophisticated condo is sure to impress with updated finishings and charming décor found throughout. Features include: updated flooring, upgraded lighting/plumbing fixtures, timeless cabinetry, subway tile backsplash, stainless steel appliances, and beautiful granite countertops. The open-concept living space is great for entertaining and flows from room to room while connecting to the private oversize balcony. Complete with 2 generous bedrooms, a 4pc bathroom, in-suite laundry, ample storage space, and underground parking. *CHECK OUT THE 3D VIRTUAL OPEN HOUSE TOUR FOR A BETTER LOOK***

Inclusions: **na**

Property Listed By: **RE/MAX First**

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







