

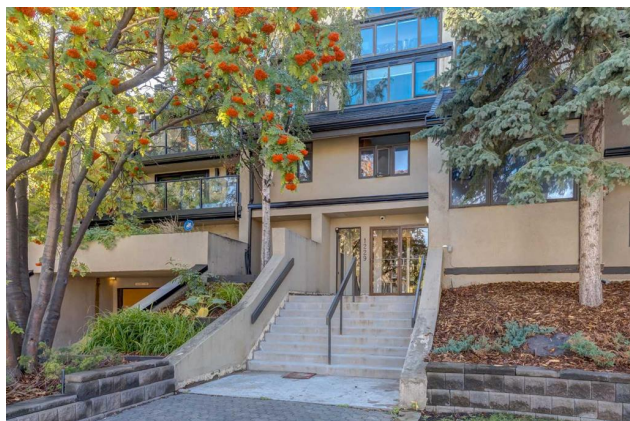


THE
A-TEAM

**RE/MAX
FIRST**

1229 CAMERON Avenue #402, Calgary T2T 0L1

MLS®#: **A2197869** Area: **Lower Mount Royal** Listing Date: **02/27/25** List Price: **\$579,900**
 Status: **Pending** 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:

Finished Floor Area
 Abv Sqft: **1,489**
 Low Sqft:
 Ttl Sqft: **1,489**

Parkade

DOM

10
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment-Single Level Unit**

Parking

Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard,Electric,Fireplace(s),Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line**

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

Kitchen Appl: **Dishwasher,Electric Range,Refrigerator,Washer/Dryer**
 Int Feat: **See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main	7`7" x 7`4"	4pc Ensuite bath	Main	8`7" x 7`6"
Balcony	Main	9`5" x 19`4"	Bedroom	Main	13`7" x 9`8"
Dining Room	Main	14`3" x 12`1"	Foyer	Main	6`9" x 10`10"
Kitchen	Main	18`1" x 7`7"	Laundry	Main	7`9" x 10`11"
Living Room	Main	21`7" x 18`11"	Pantry	Main	6`3" x 7`6"
Bedroom - Primary	Main	18`0" x 10`7"	Walk-In Closet	Main	4`7" x 9`8"

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 pet friendly, 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 it's 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 and if you don't want to use any stairs you can come through the parkade entrance and never do stairs again. This building offers a common room that is setup for movie nights while also featuring 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.**

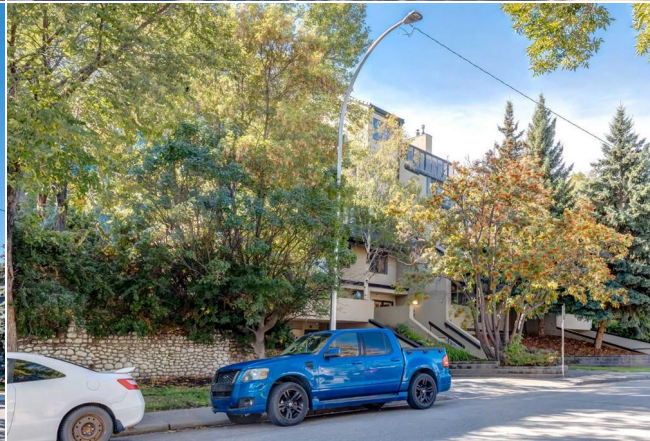
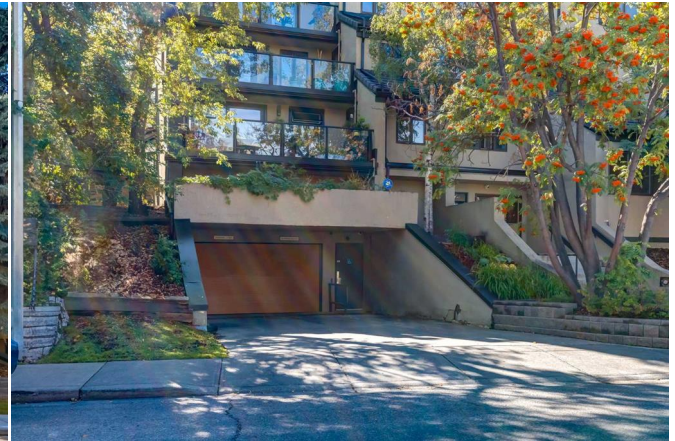
Inclusions: **n/a**
Property Listed By: **Real Estate Professionals Inc.**

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









402-1229 Cameron Ave SW, Calgary, AB

Main Floor Interior Area 1489.20 sq ft
Excluded Area 8.49 sq ft





