



GRASSROOTS
REALTY GROUP

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16, 1230 Cameron Avenue SW
Calgary, Alberta

MLS # A2216222



\$224,900

Division:	Lower Mount Royal		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	539 sq.ft.	Age:	1959 (66 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Tile	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 481
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Open Floorplan, See Remarks		

Inclusions: N/A

Investor or First Time Buyer Alert! This CORNER UNIT features 1 bedroom, 1 bathroom is located on the second floor of a CONCRETE building, located in the prestigious community of Mount Royal and only steps away from 17th Avenue. This boutique building has only 18 units and was extensively renovated in 2010 with all new vinyl windows, boiler system and balconies. This tastefully updated unit has newer tile floors throughout, a spacious living room that leads to an outdoor balcony with DOWNTOWN VIEWS, eating area, kitchen with many upgrades including, quartz counter tops, modern cabinets, stainless steel appliances and European washer/dryer unit. Assigned surface parking stall and lots of street parking available. Pets are welcome board approval. Call now to book your private viewing.