



**GRASSROOTS**  
REALTY GROUP

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202, 1027 Cameron Avenue SW  
Calgary, Alberta

MLS # A2227369



**\$274,900**

Division:	Lower Mount Royal		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	838 sq.ft.	Age:	1962 (63 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	Views		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 628
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stucco, Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Open Floorplan, Soaking Tub, Storage		

Inclusions: n/a

Stylishly Updated Condo in the Heart of Lower Mount Royal &ndash; Urban Living at Its Best Welcome to this beautifully updated 2-bedroom condo, perfectly positioned just steps from the vibrant energy of 17th Avenue. Offering a walkable lifestyle with access to the city&rsquo;s best shops, restaurants, cafes, and nightlife, this central location is ideal for those who crave both convenience and culture. Inside, you&rsquo;ll be impressed by the sophisticated design and thoughtful upgrades throughout. From California closets in both bedrooms to the chic built-in desk, every detail is crafted for modern urban living. The home features brand-new flooring, upgraded lighting and plumbing fixtures, timeless cabinetry, and a stylish subway tile backsplash that complements the sleek stainless steel appliances. (BBQ included) The open-concept layout creates a seamless flow between the kitchen, dining, and living areas&mdash;perfect for entertaining. Step out onto the oversized private balcony for your morning coffee or evening unwind. Additional highlights include two spacious bedrooms, a contemporary 4-piece bathroom, in-suite laundry hook up, ample storage, and covered parking (21). Whether you&rsquo;re a first-time buyer, downsizing, or investor, this turn-key condo combines comfort, style, and unbeatable location. Don&rsquo;t miss your chance to live in one of Calgary&rsquo;s most sought-after neighbourhoods!