



206, 1027 Cameron Avenue SW
Calgary, Alberta

MLS # A2290217

\$238,500



Division:	Lower Mount Royal		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	629 sq.ft.	Age:	1962 (64 yrs old)
Beds:	1	Baths:	1
Garage:	None		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 254
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	High Ceilings, Kitchen Island		

Inclusions: N/A

Located in the heart of Lower Mount Royal, this turn-key residence is the perfect live-in or rent-out investment as it has been gorgeously remodelled, is in a concrete building with low condo fees, showcases downtown views and is perfectly located just steps to the beltline! Step inside to your gorgeous renovation, as this unit has been exquisitely remodeled and promises to leave a lasting impression! From the moment you walk in, you will be captivated by the opulent finishes and premium selections offered in this home. The lavish renovation is inclusive of everything: new engineered hardwood, trim, doors, paint, hardware, potlights, light fixtures, appliances and of course you will love the luxurious details in the brand-new kitchen and bathroom! The gourmet kitchen is striking now that it has been opened up from its original closed off design and features timeless white cabinets elevated with transom details. The kitchen showcases granite countertops featuring a lavish waterfall edge, professional appliances, designer lighting – and a rare perk for a condo in this complex – in suite laundry! The European style washer/dryer is a coveted feature – as most units in the complex have to use the shared laundry room where you pay per use. The island is the perfect space for entertaining or cooking and opens onto an intimate dining area – they don’t make condos this spacious anymore! Your expansive family room is so impressive, and it has enough space to accommodate an in-home office too, plus it is adorned with natural light from the floor to ceiling patio windows that accesses your beautiful balcony facing downtown. Yes, the view is included as many units in this price range face a parking lot! Your primary retreat can fit a king-sized bed and sits adjacent to your re-designed four-piece bath featuring an extended vanity and granite

countertops. Please note that the unit has a front hall closet, ample bedroom closet, linen closet, and a storage room RIGHT beside the unit door. This unit is located in Churchill towers which is a well-maintained concrete building with a healthy reserve fund and recent building renovations (new elevator 2010, boilers 2015, renovated lobby 2012, & a security system). This location is within steps of Urban Fare (groceries), Goodlife Fitness, 17th Avenue restaurants/shopping, Canadian Tire, Shoppers Drug Mart, Stampede, Saddledome and the parks and paths surrounding elbow river. A perfect investment property that can be a part of this buildings managed rental pool so you can sit back and have someone take care of the tenants for you. There is street parking around and outdoor stalls available for rent (it is a waitlist system). This residence offers exceptional value – book your private viewing today!