



**405, 1129 Cameron Avenue SW
Calgary, Alberta**

MLS # A2294848



\$164,900

Division:	Lower Mount Royal		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	449 sq.ft.	Age:	1968 (58 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Hardwood, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 443
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Elevator, No Animal Home, No Smoking Home		

Inclusions: none

Welcome to this bright and beautifully maintained one bedroom condo in a quiet tree lined street in Lower Mount Royal- Steps to all the action and shopping on 17 Ave. This corner unit offers extra light and only one neighbour. Inside you'll find a well designed open- concept layout that maximizes space and function. The kitchen features an eating bar and ample cabinetry, flowing seamlessly into the South exposure, living room. Additional highlights include in-suite laundry, a full four piece updated bathroom, and a designated parking stall located just behind the unit. You can also access this building from the west side door bringing you straight to your unit. There is also an elevator at the front. entrance of the building. The storage in this unit is extensive and larger than most. This is an excellent opportunity for the first time home buyer, downsizer and or investors. enjoy the vibrant living of downtown living or relax in the quiet residential street. Book your showing today.