



2, 1230 Cameron Avenue SW  
Calgary, Alberta

MLS # A2140695



**\$225,000**

<b>Division:</b>	Lower Mount Royal		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	692 sq.ft.	<b>Age:</b>	1959 (65 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 617
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, See Remarks		

**Inclusions:** NA

Great location in the heart of Lower Mount Royal. The Black Squirrel is a boutique concrete building with only 18 units and was extensively renovated in 2010 with all new vinyl windows, boiler system and balconies. This corner unit is located on the lower floor, all rooms are below ground level, and offers tons of privacy. This tastefully renovated unit has new paint, updated tile floors throughout, a spacious living room that opens to an outdoor south facing patio, eating area, kitchen with many upgrades, including quartz counter tops, modern cabinets, stainless steel appliances and upgraded European washer/dryer unit. Assigned surface parking stall and lots of street parking available. Perfect for your first home or investment.