



204, 1235 Cameron Avenue SW
Calgary, Alberta

MLS # A2148972



\$515,000

Division:	Lower Mount Royal		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	1,217 sq.ft.	Age:	2000 (24 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	Views		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 1,019
Basement:	-	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Crown Molding, Double Vanity, Granite Counters, Kitchen Island, Walk-In Closet(s)		

Inclusions: N/A

Urban lifestyle enthusiasts will find this executive 2 bedroom + 2 bath condo in the heart of lower Mt Royal irresistible. Located in a small, well-managed building where units like this rarely become available, with titled underground parking, it boasts great square footage and layout, with gorgeous hardwood & tile floors and beautiful crown mouldings. The gourmet kitchen features granite countertops, a centre island, and top-of-the-line appliances including a Sub-Zero fridge + Wolf gas cooktop. The spacious great room is adorned with an elegant stone-finished gas fireplace, complemented by a large dining nook and built-in work station. The large primary bedroom offers a luxurious 5 piece ensuite & walk-in closet, while the generous second bedroom is accompanied by a 4 piece bath and in-suite laundry with full-size washer and dryer. Enjoy stunning city views from your private outdoor patio with a gas line. Situated steps from vibrant 17th Avenue, residents will enjoy easy access to trendy shops, restaurants, and all amenities that make inner-city living so desirable. Whether it's exploring cafes, indulging in fine dining, or enjoying the nightlife, everything is at your doorstep!