



**503, 1313 Cameron Avenue SW
Calgary, Alberta**

MLS # A2166922

\$449,000



Division:	Lower Mount Royal		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Penthouse		
Size:	1,648 sq.ft.	Age:	1981 (43 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Assigned, Garage Door Opener, Guest, On Street, Parkade, Secured, Under		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Parquet, Tile, Wood	Sewer:	-
Roof:	Concrete, Tile	Condo Fee:	\$ 1,293
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Elevator, Natural Woodwork, See Remarks, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar		
Inclusions:	n/a		

This exceptional vintage penthouse presents a unique opportunity to purchase in the desirable Lower Mount Royal neighbourhood and experience the full benefit of inner city living along 17th Ave. Prior to exploring the details of this 1700sq ft condo, I would like to highlight your exclusive 600 square foot rooftop patio offering unobstructed views in almost every direction. The storage space for patio furniture and seasonals is exceptional and there is a full wet bar with a new minifridge just inside the rooftop patio door. This is a perfect place for hosting, relaxing, yoga or a bit of gardening in potted plants. Imagine setting up the corner bar with all your favorite cocktails for evening hosting or firing up your cappuccino maker and then follow the sun around the patio all day. The rest of this unit has numerous possibilities in terms of renovation or immediate enjoyment. There is a spacious primary bedroom with walk-in closet as well as a large 5 piece ensuite, a second bedroom with ample closet space and storage under the reading nook, a second 2 piece bathroom, a kitchen with original BUT lightly used appliances and a large open area with living room, dining room / flex space. This open area has 6 wall to wall windows with an unobstructed view that look out towards the buzzing 17th Ave. Distinctive oak cabinets, mantel and shelves serve as focal points, complimented by glass door knobs, parquet flooring in the hallway and vintage lighting. This unit is located on the top floors which is also where the common area library/games room is located. Here you will find games, books, a pool table, washrooms and 2 roof top patios. The main floor has a small exercise room, mail area and storage area. This unit comes with an assigned underground parking stall. Call your favorite realtor for a private showing.