

**204, 1235 Cameron Avenue SW**  
**Calgary, Alberta**

**MLS # A2148972**



**\$499,000**

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

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 1,019
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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!