

16, 1230 Cameron Avenue SW  
Calgary, Alberta

MLS # A2216222



**\$224,900**

<b>Division:</b>	Lower Mount Royal		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	539 sq.ft.	<b>Age:</b>	1959 (66 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>	\$ 481
<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:** N/A

Investor or First Time Buyer Alert! This CORNER UNIT features 1 bedroom, 1 bathroom is located on the second floor of a CONCRETE building, located in the prestigious community of Mount Royal and only steps away from 17th Avenue. This boutique building has only 18 units and was extensively renovated in 2010 with all new vinyl windows, boiler system and balconies. This tastefully updated unit has newer tile floors throughout, a spacious living room that leads to an outdoor balcony with DOWNTOWN VIEWS, eating area, kitchen with many upgrades including, quartz counter tops, modern cabinets, stainless steel appliances and European washer/dryer unit. Assigned surface parking stall and lots of street parking available. Pets are welcome board approval. Call now to book your private viewing.