

202, 1027 Cameron Avenue SW  
Calgary, Alberta

MLS # A2227369



\$309,900

Division:	Lower Mount Royal		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	838 sq.ft.	Age:	1962 (63 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	Views		
Heating:	Baseboard, Hot Water, Natural Gas		Water: -
Floors:	Laminate, Tile		Sewer: -
Roof:	Tar/Gravel		Condo Fee: \$ 628
Basement:	-		LLD: -
Exterior:	Brick, Concrete, Stucco, Wood Frame		Zoning: M-C2
Foundation:	Poured Concrete		Utilities: -
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Open Floorplan, Soaking Tub, Storage		
Inclusions:	A \$2, 500 credit is being offered towards in-suite washer and dryer		

Stylishly Updated Condo in the Heart of Lower Mount Royal &ndash; Urban Living at Its Best Welcome to this beautifully updated 2-bedroom condo, perfectly positioned just steps from the vibrant energy of 17th Avenue. Offering a walkable lifestyle with access to the city&rsquo;s best shops, restaurants, cafes, and nightlife, this central location is ideal for those who crave both convenience and culture. Inside, you&rsquo;ll be impressed by the sophisticated design and thoughtful upgrades throughout. From California closets in both bedrooms to the chic built-in desk, every detail is crafted for modern urban living. The home features brand-new flooring, upgraded lighting and plumbing fixtures, timeless cabinetry, and a stylish subway tile backsplash that complements the sleek stainless steel appliances. (BBQ included) The open-concept layout creates a seamless flow between the kitchen, dining, and living areas&mdash;perfect for entertaining. Step out onto the oversized private balcony for your morning coffee or evening unwind. Additional highlights include two spacious bedrooms, a contemporary 4-piece bathroom, in-suite laundry hook up with \$2500 credit for washer/dryer, ample storage, and covered parking. Whether you&rsquo;re a first-time buyer, downsizing, or investor, this turn-key condo combines comfort, style, and unbeatable location. Don&rsquo;t miss your chance to live in one of Calgary&rsquo;s most sought-after neighbourhoods!