

**103, 1215 Cameron Avenue SW
Calgary, Alberta**

MLS # A2308081



\$425,000

Division:	Lower Mount Royal		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Multi Level Unit		
Size:	1,250 sq.ft.	Age:	1981 (45 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Parkade, Side By Side		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Fireplace(s), Hot Water	Water:	-
Floors:	Ceramic Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,067
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Metal Siding	Zoning:	M-C2
Foundation:	-	Utilities:	-

Features: Built-in Features, Chandelier, Closet Organizers, Dry Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Separate Entrance, Storage, Walk-In Closet(s)

Inclusions: Wall Mounted Television

Welcome to Mount Royal Terrace and this stunning two-storey condo that is ideally located in the heart of Lower Mount Royal just steps from vibrant 17th Avenue SW & some of Calgary's best restaurants, cafes, boutiques, & pubs. This beautifully renovated home underwent a significant professional transformation in 2021, resulting in a clean, contemporary space that is functional & inviting. Step through the front door into the spacious main level which is anchored by a striking mid-century modern wood-burning fireplace that adds warmth & character to the living room. The thoughtfully updated kitchen features quartz countertops, newer appliances (including a brand-new dishwasher), ample cabinetry, & an oversized island complete with an integrated beverage fridge. A generous dining area, in-suite laundry (brand new dryer), additional storage, & direct access to your TWO oversized heated underground parking stalls (22' x 23'6") complete the main floor. An elegant staircase with oak railings leads to the upper level which hosts two bedrooms & two full bathrooms. The primary bed showcases a dramatic curved wall of windows that extends to the ceiling, flooding the room with natural light while offering beautiful views. The renovated 3-piece ensuite provides a spa-like atmosphere, while the walk-in closet offers ample room for your wardrobe. The second bedroom (currently used as an office and fitness space), features sliding door access to a private outdoor deck. A beautifully updated 4pc bath completes the upper level. Additional highlights include central air conditioning for year round comfort & an unbeatable location between the prestigious homes of Mount Royal & the vibrant energy of 17th Avenue. Enjoy living walking distance to downtown, parks, shopping, dining, & all the amenities that make inner-city Calgary living so desirable. Call today for

more information!