

**408, 1027 Cameron Avenue SW
Calgary, Alberta**

MLS # A2337589



\$200,000

Division:	Lower Mount Royal		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	627 sq.ft.	Age:	1962 (64 yrs old)
Beds:	1	Baths:	1
Garage:	None		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Ceiling, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 457
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: None

Stunning Downtown views, an oversized balcony and an unbeatable Lower Mount Royal location! This spacious 1-bedroom, 1-bathroom condo offers over 625 sq. ft. of bright, open-concept living in one of Calgary's most desirable inner-city neighbourhoods. The functional layout features hardwood floors and a well-appointed kitchen with granite countertops, ample cabinetry and a large island that opens seamlessly into the living area. Step outside onto the oversized balcony and enjoy impressive views of the downtown skyline. Additional features include in-suite laundry, a separate storage locker, low condo fees and the added peace and quiet of a concrete building. Located just a couple blocks from vibrant 17th Avenue, you'll have some of Calgary's best restaurants, cafes, shopping, nightlife and everyday amenities all within walking distance. An excellent opportunity to enjoy the convenience and lifestyle of Lower Mount Royal while being just minutes from downtown.