

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

**MLS # A2191844**



**\$469,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Lower Mount Royal                  |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Low-Rise (1-4)           |               |                   |
| <b>Size:</b>     | 1,217 sq.ft.                       | <b>Age:</b>   | 2000 (25 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> | \$ 1,190 |
| <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) |                   |          |

|                    |     |
|--------------------|-----|
| <b>Inclusions:</b> | 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, this condo offers great square footage and layout—an exceptional value for downtown living. With titled underground parking, it features gorgeous hardwood and tile floors along with beautiful crown mouldings. The gourmet kitchen is a chef's dream, showcasing granite countertops, a center island, and top-of-the-line appliances, including a Sub-Zero fridge and Wolf gas cooktop. The spacious great room boasts 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 and a walk-in closet, while the generous second bedroom comes with a 4-piece bath. You'll also find in-suite laundry with a full-size washer and dryer for added convenience. Step outside to your private outdoor patio with a gas line and enjoy stunning city views. Situated just steps from vibrant 17th Avenue, residents will revel in easy access to trendy shops, restaurants, and all the 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! This condo truly combines luxury and convenience in a prime location.