

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		
Floors:	Laminate, Tile		
Roof:	Tar/Gravel		
Basement:	-		
Exterior:	Brick, Concrete, Stucco, Wood Frame		
Foundation:	Poured Concrete		
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Open Floorplan, Soaking Tub, Storage		
Water:	-		
Sewer:	-		
Condo Fee:	\$ 628		
LLD:	-		
Zoning:	M-C2		
Utilities:	-		
Inclusions:	A \$2, 500 credit is being offered towards in-suite washer and dryer		

Stylishly Updated Condo in the Heart of Lower Mount Royal – 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’s best shops, restaurants, cafes, and nightlife, this central location is ideal for those who crave both convenience and culture. Inside, you’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—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’re a first-time buyer, downsizing, or investor, this turn-key condo combines comfort, style, and unbeatable location. Don’t miss your chance to live in one of Calgary’s most sought-after neighbourhoods!