

205, 1027 Cameron Avenue SW  
Calgary, Alberta

MLS # A2195395



**\$175,000**

<b>Division:</b>	Lower Mount Royal		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	632 sq.ft.	<b>Age:</b>	1962 (63 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, See Remarks, Unassigned		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard, Natural Gas

**Floors:** Carpet, Linoleum

**Roof:** Tar/Gravel

**Basement:** -

**Exterior:** Brick, Concrete

**Foundation:** -

**Features:** Laminate Counters

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 454

**LLD:** -

**Zoning:** M-C2

**Utilities:** -

**Inclusions:** N/A

Opportunity Knocks! This home is perfect for the buyer wanting to be close to the inner city or the investor looking for a solid investment. Nestled in one of Calgary's most prestigious inner-city neighborhoods lower Mount Royal, just a stone's throw from the vibrant social and cultural epicenter of 17th Ave. with its convenient proximity to a myriad of shops, cafes, eateries, and public transit routes, it effortlessly facilitates your daily travels and leisurely pursuits. In addition to the fantastic location, this home offers a spacious floor plan boasting a galley kitchen with an adjacent dining room. Enjoy relaxing in the huge living room with large patio doors that lead to your private south-facing balcony. The bedroom offers plenty of space for a king bed & dressers. Residents will enjoy the well-kept communal spaces within the building, which feature a renovated elevator and flooring. Additionally, the convenience of card-operated laundry facilities on the ground floor, a designated bike storage area, and the presence of an on-site manager contribute to a sense of comfort and security. Street parking permits are available through the city via online application. Outdoor parking stalls can be rented, although there may be a waitlist. Pets are permitted with board approval. Don't miss this opportunity!!