

\$489,900 - 203, 1235 Cameron Avenue Sw, Calgary

MLS® #A2117945

\$489,900

2 Bedroom, 2.00 Bathroom, 1,216 sqft

Residential on 0.00 Acres

Lower Mount Royal, Calgary, Alberta

Luxurious and stylish, this modern contemporary apartment condo is situated in a prestigious building designed by RECTANGLE and showcased in Western Living Magazine. Located in the sought-after neighborhood of Lower Mount Royal, this 1215 sq ft unit offers a sleek and sophisticated living space. The open concept layout includes a spacious living room, dining room, and a modern kitchen equipped with top-of-the-line stainless steel appliances, a gas cooktop, wall oven, glass and metal upper cabinets, and a floating island with ample storage space. The grey synthetic stone counter tops offer ample workspace. The primary bedroom features a large walk-in closet and a spa-like ensuite bathroom with a deluxe shower with two shower heads and a bench. . The second bedroom, currently used as a den, is perfect for a home office or reading space. Additional highlights of this stunning condo include an electric fireplace, flat ceilings, LED lighting, a covered front sundeck with downtown skyline views and a natural gas BBQ, engineered hardwood flooring, ceramic tile, in-unit laundry, and titled indoor parking with an electrical charging station. With close proximity to popular 17th Avenue SW, renowned for its dining and shopping options, this condo offers the ultimate urban living experience. Don't miss the opportunity to call this exceptional property home!

Built in 2000



Essential Information

MLS® #	A2117945
Price	\$489,900
Sold Price	\$505,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,216
Acres	0.00
Year Built	2000
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	203, 1235 Cameron Avenue Sw
Subdivision	Lower Mount Royal
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 0L1

Amenities

Amenities	Elevator(s), Parking, Secured Parking, Snow Removal, Storage, Trash
Parking Spaces	1
Parking	Driveway, Enclosed, Garage Door Opener, Owned, Parkade, Plug-In, Private Electric Vehicle Charging Station(s), See Remarks, Underground

Interior

Interior Features	Bookcases, Breakfast Bar, Ceiling Fan(s), Closet Organizers, Open Floorplan, Pantry, See Remarks, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Refrigerator, Washer, Window Coverings
Heating	In Floor, Fireplace(s), Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Electric, Living Room, See Remarks
# of Stories	4

Exterior

Exterior Features	BBQ gas line, Storage
Roof	Asphalt Shingle, Membrane, Mixed
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 26th, 2024
Date Sold	April 5th, 2024
Days on Market	10
Zoning	M-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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