

\$629,900 - 302, 1229 Cameron Avenue Sw, Calgary

MLS® #A2123819

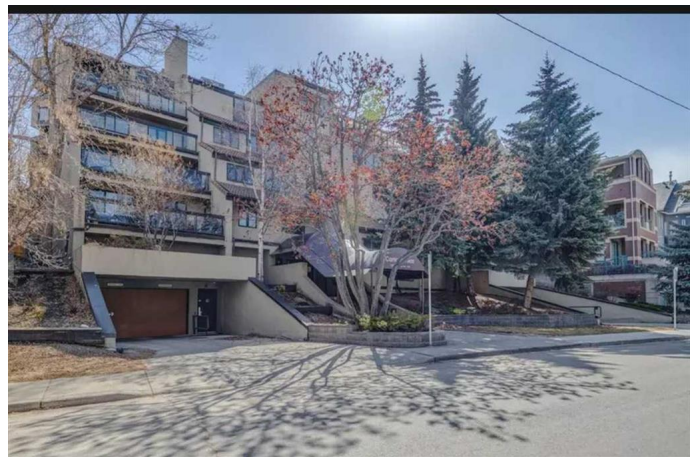
\$629,900

2 Bedroom, 2.00 Bathroom, 1,601 sqft

Residential on 0.00 Acres

Lower Mount Royal, Calgary, Alberta

They simply don't build them like this anymore! This is a rare opportunity to own a huge one level unit in the Carriage Villas, a low rise building in the heart of the trendy Lower Mount Royal district built entirely of brick and concrete! It's the best sound insulation possible and this ground floor, south-facing unit is ultra secure, bright and spacious at just over 1600 sq ft. This Luxury condo features a modern kitchen with two matching, sparkling bathrooms all of which were updated by the previous owner and feature gleaming tile, bidet, deep soaker tub in the 5 piece and a beautiful glass-doored walk-in shower in the 3 piece. The master bedroom is enhanced by a walk-through closet to the expansive ensuite bathroom and second bedroom is ideally situated on the opposite side of the unit mere steps from it's own bathroom. The living area is massive and complete with formal dining space, a fireplace, sliding high efficiency glass patio doors opening out onto a private fenced courtyard and garden! The current owner invested in a brand new heat pump for heat and A/C, serviced the gas fireplace to ensure maximum efficiency. The exterior of the well-managed complex and interior common areas are currently undergoing a scheduled major renovation to improve building efficiency and reduce operating costs, the results of which will accentuate a more contemporary aesthetic as well as complete necessary preventative maintenance to the roof and balconies having NO affect on the current



condo fees (completion towards the end of summer 2024.) The building will also have a new gym and party room as a result, as well as enhanced security features. This home is complete with additional storage and two assigned, heated underground parking stalls. Of note, again is the location, situated in the middle of Lower Mount Royal with access to 14 street, 17 Ave to Crowchild, walking distance to the C train and Downtown, vibrant Mission and let's not forget four schools in the area! In Mount Royal and Beltline, a high school, a junior high and elementary schools are all accommodated for. Book a viewing today !

Built in 1981

Essential Information

MLS® #	A2123819
Price	\$629,900
Sold Price	\$605,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,601
Acres	0.00
Year Built	1981
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	302, 1229 Cameron Avenue Sw
Subdivision	Lower Mount Royal
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 0L1

Amenities

Parking Spaces	2
Parking	Assigned, Parkade, Underground

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, See Remarks, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Bar Fridge, Dishwasher, Electric Range, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings
Heating	Fireplace(s), Heat Pump, See Remarks
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

Exterior

Exterior Features	Courtyard, Garden, Private Yard
Roof	Asphalt/Gravel
Construction	Brick, Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	April 16th, 2024
Date Sold	May 6th, 2024
Days on Market	19
Zoning	M-C2
HOA Fees	0.00

Listing Details

Listing Office	Real Estate Professionals Inc.
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