

\$424,900 - 202, 1235 Cameron Avenue Sw, Calgary

MLS® #A2131790

\$424,900

2 Bedroom, 2.00 Bathroom, 968 sqft

Residential on 0.00 Acres

Lower Mount Royal, Calgary, Alberta

This GORGEOUS Unit has 2 BEDROOMS, 2 BATHROOMS, 2 STORAGE Lockers, + TITLED UNDERGROUND PARKING (Visitors too) is in the DISTINGUISHED area of Mount Royal, just off 17th AVE, which has some AMAZING details to LOVE, for the IDEAL INNER CITY Living EXPERIENCE!!! This HOME has over 968 sq ft of DEVELOPED Living Space, + begins w/the WELCOMING Entrance, 8.5' CEILINGS incl/Crown Moulding, It has IN FLOOR HEAT, BEAUTIFUL neutral tones to suit a WIDE VARIETY of Tastes, GORGEOUS Hand-Scraped HARDWOOD floors, main Living area w/OPEN Floor Plan, LARGE Living Room featuring Gas Fireplace w/IMPRESSIVE Mantle. A BRIGHT Kitchen, w/MATCHING Stainless Steel appliances, GRANITE Backsplash + Countertops, an ISLAND w/sink + PENDANT Lighting, + elegant CABINETRY. The adjoining Dining area is Perfect for COZY CONVERSATIONS around the Table w/access to the PRIVATE BALCONY (which has GAS LINE for BBQ). SPACIOUS Master suite has WALK-IN CLOSET w/CUSTOM Built-Ins, + LUXURIOUS 5 pc En-suite w/DUAL Vanity, Granite counter, + SOAKER tub. There is the 2nd Bedroom (or keep as an office), a 4 pc Main bath, + IN-SUITE LAUNDRY. A PET-FRIENDLY Building, + you will be STEPS AWAY from 17th Ave w/its PLETHORA of Restaurants, SHOPS, + More. If you want to be Downtown, you HAVE to CHECK THIS OUT!!!



Built in 2000

Essential Information

MLS® #	A2131790
Price	\$424,900
Sold Price	\$424,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	968
Acres	0.00
Year Built	2000
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	202, 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, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Enclosed, Garage Door Opener, Owned, Parkade, Stall, Titled, Underground

Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Storage, Track Lighting, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	In Floor, Fireplace(s), Natural Gas
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Decorative, Gas, Living Room, Mantle
# of Stories	4

Exterior

Exterior Features	BBQ gas line, Storage
Lot Description	Garden, Landscaped, Street Lighting, Treed
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 22nd, 2024
Date Sold	June 3rd, 2024
Days on Market	12
Zoning	M-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
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