

\$359,900 - 102, 1313 Cameron Avenue Sw, Calgary

MLS® #A2157786

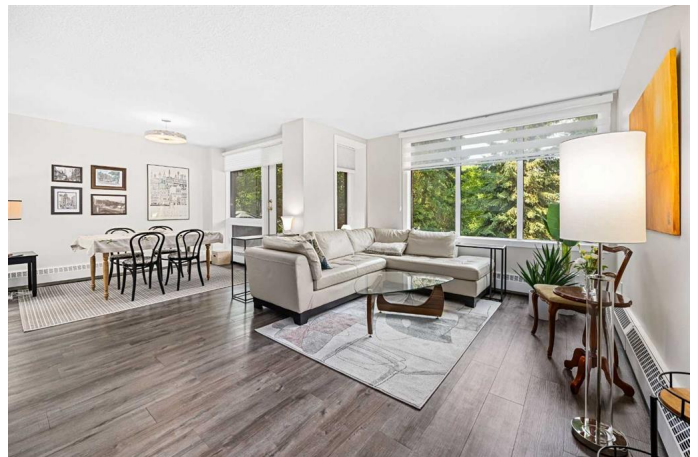
\$359,900

2 Bedroom, 2.00 Bathroom, 1,302 sqft

Residential on 0.00 Acres

Lower Mount Royal, Calgary, Alberta

This phenomenal location, just steps away from Uptown 17th Ave SW and brisk 10-min walk to Marda Loop, provides a plethora of options for shopping, services, restaurants, bars, lounges, pubs, public transportation, groceries (Save on Foods, Midway Co-op & Safeway) and more. Neatly tucked away a fair distance from the street, behind a majestic wall of mature trees this complex - Cameron Court - offers a setting that is unique to most buildings in the area. Sitting proud as you approach the front steps you admire the brick facade that runs five stories up and wraps around the entire complex. The unit and its assigned "out-of-suite storage" reside on the main floor level of the complex for great accessibility. The home provides various designated spaces for those who love the organization of compartments - dedicated living room, dining room, breakfast nook and two bedrooms situated well away from the main living area for maximum privacy. At 1,300 sq.ft. you immediately notice the large bedrooms and yet you still have room for a laundry room and spacious in-suite storage room. The living room offers large windows looking out to a beautiful landscape of lush greenery. You will notice an electric fireplace in the living room with a flame display that's the perfect accompaniment for those calm, serene evenings. The living room opens onto a spacious dining room that accommodates a dining suite for 6 guests (perhaps even 8). The kitchen has been updated with great



functionality in mind - drawers and pantry system. The nook area creates flexible space that can be used as nook area, workstation or cozy TV room for one (or two). Lots of updates throughout, including new bathrooms in 2018, New kitchen in 2019, blinds package, vinyl plank flooring throughout for a continuous flow, updated lighting package, new knock-down painting ceilings throughout and fresh coat of paint. Other features include an assigned underground parking stall, two storage units (one out-of-suite, one inside the suite), bicycle storage + more. Building amenities include an exercise room, lounging/billiards area and roof top patio to inhale the panoramic views from this peak. A must see!

Built in 1981

Essential Information

MLS® #	A2157786
Price	\$359,900
Sold Price	\$355,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,302
Acres	0.00
Year Built	1981
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	102, 1313 Cameron Avenue Sw
Subdivision	Lower Mount Royal
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T2T 0L2

Amenities

Amenities	Elevator(s), Fitness Center, Secured Parking, Storage
Parking Spaces	1
Parking	Assigned, Parkade, Underground

Interior

Interior Features	Granite Counters, No Animal Home, No Smoking Home, Recessed Lighting, Recreation Facilities, Storage
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer
Heating	Baseboard, Hot Water, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room, Stone
# of Stories	5
Basement	None

Exterior

Exterior Features	Garden, Storage
Lot Description	Low Maintenance Landscape, Treed
Roof	Concrete, Tile
Construction	Brick, Concrete, Veneer
Foundation	Poured Concrete

Additional Information

Date Listed	August 15th, 2024
Date Sold	August 26th, 2024
Days on Market	11
Zoning	M-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX iRealty Innovations
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