

\$549,900 - 401, 1229 Cameron Avenue Sw, Calgary

MLS® #A2162862

\$549,900

2 Bedroom, 2.00 Bathroom, 1,515 sqft

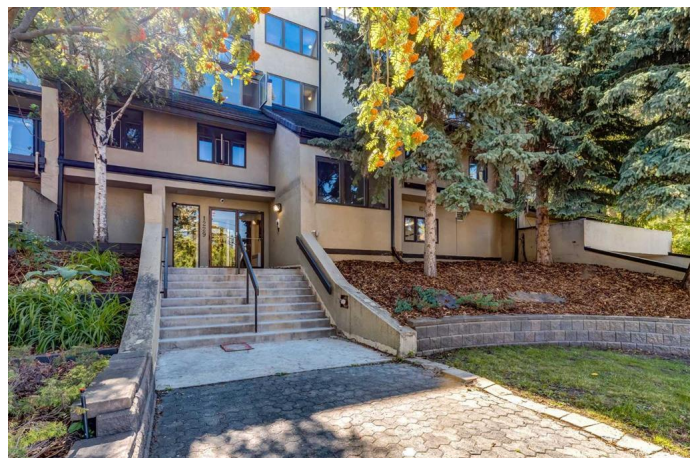
Residential on 0.00 Acres

Lower Mount Royal, Calgary, Alberta

Located just over a block from the vibrant retail and entertainment of 17th Avenue, this immaculate home provides you with lockup and leave lifestyle while still having the square footage of a house. At a MASSIVE 1500+ sq ft, this Mount Royal executive condo is fully renovated with high end finishings, 2 bedrooms and 2 full bathrooms.

Step inside this executive, classic building and notice the spacious lobby and hallways. Even the two heated underground parking stalls are larger than normal. With your unit just three steps from the elevator, venture inside through the large entry that easily accommodates multiple guests, and proudly show off your full-size dining room with acacia hardwood floors. Large, new, Pella sliding glass doors frame a beautiful view of downtown and provide access to your large, recently resurfaced patio, equipped with glass railings, natural gas hookup and even a second door direct to the kitchen. A massive natural gas fireplace in the living room serves not only as a great focal point but also provides a cozy spot to sit and unwind as you watch snow fall across the city in those winter months.

Featuring a modern eat in kitchen, this unit has white cabinetry, granite countertops,



stainless steel appliances and plenty of counter space. The large primary bedroom features large windows overlooking downtown, a walk-in closet that leads to an ensuite bathroom with a dual vanity and an oversize shower with bench. An additional bedroom can serve as an office, an exercise room or a guest bedroom. It features a triangular cutout matching the living room, which can serve as your new reading nook or an excellent place to grow your own indoor garden.

A large in suite laundry room provides ample in unit storage in addition to the external storage unit and the storage at the front of your two side by side parking stalls. And, as a bonus, not only are your two parking stalls right by the elevator, but they are partitioned so you never have to worry about someone bumping your car with their door. This building also offers a common room that is setup for movie nights and doubles as an exercise room.

This location is unbeatable; being nestled in Mount Royal with its serene streets, mature trees and some of Calgary’s most luxurious real estate. This is a unique home and is a must see!

Built in 1981

Essential Information

MLS® #	A2162862
Price	\$549,900
Sold Price	\$542,500
Bedrooms	2

Bathrooms	2.00
Full Baths	2
Square Footage	1,515
Acres	0.00
Year Built	1981
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	401, 1229 Cameron Avenue Sw
Subdivision	Lower Mount Royal
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T0L1

Amenities

Amenities	Elevator(s), Fitness Center, Party Room, Recreation Room, Snow Removal, Trash
Parking Spaces	2
Parking	Underground

Interior

Interior Features	Double Vanity, Elevator, Granite Counters, Recreation Facilities, Skylight(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Baseboard, Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Blower Fan, Family Room, Gas, Living Room
# of Stories	6

Exterior

Exterior Features	Balcony, BBQ gas line
Roof	Clay Tile, Membrane
Construction	Stucco

Additional Information

Date Listed	September 5th, 2024
Date Sold	September 18th, 2024
Days on Market	13
Zoning	M-C2
HOA Fees	0.00

Listing Details

Listing Office	Tink
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