

# \$449,000 - 503, 1313 Cameron Avenue Sw, Calgary

MLS® #A2166922

**\$449,000**

2 Bedroom, 2.00 Bathroom, 1,648 sqft

Residential on 0.00 Acres

Lower Mount Royal, Calgary, Alberta

This exceptional vintage penthouse presents a unique opportunity to purchase in the desirable Lower Mount Royal neighbourhood and experience the full benefit of inner city living along 17th Ave. Prior to exploring the details of this 1700sq ft condo, I would like to highlight your exclusive 600 square foot rooftop patio offering unobstructed views in almost every direction. The storage space for patio furniture and seasonals is exceptional and there is a full wet bar with a new minifridge just inside the rooftop patio door. This is a perfect place for hosting, relaxing, yoga or a bit of gardening in potted plants. Imagine setting up the corner bar with all your favorite cocktails for evening hosting or firing up your cappuccino maker and then follow the sun around the patio all day. The rest of this unit has numerous possibilities in terms of renovation or immediate enjoyment. There is a spacious primary bedroom with walk-in closet as well as a large 5 piece ensuite, a second bedroom with ample closet space and storage under the reading nook, a second 2 piece bathroom, a kitchen with original BUT lightly used appliances and a large open area with living room, dining room / flex space. This open area has 6 wall to wall windows with an unobstructed view that look out towards the buzzing 17th Ave. Distinctive oak cabinets, mantel and shelves serve as focal points, complimented by glass door knobs, parquet flooring in the hallway and vintage lighting. This unit is located on the top floors which is



also where the common area library/games room is located. Here you will find games, books, a pool table, washrooms and 2 roof top patios. The main floor has a small exercise room, mail area and storage area. This unit comes with an assigned underground parking stall. Call your favorite realtor for a private showing.

Built in 1981

### **Essential Information**

MLS® #	A2166922
Price	\$449,000
Sold Price	\$430,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,648
Acres	0.00
Year Built	1981
Type	Residential
Sub-Type	Apartment
Style	Penthouse
Status	Sold

### **Community Information**

Address	503, 1313 Cameron Avenue Sw
Subdivision	Lower Mount Royal
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 0L2

### **Amenities**

Amenities	Bicycle Storage, Elevator(s), Fitness Center, Parking, Roof Deck, Recreation Room, Secured Parking, Snow Removal, Storage, Trash
Parking Spaces	1

Parking	Assigned, Garage Door Opener, Guest, On Street, Parkade, Secured, Underground
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## Interior

Interior Features	Bar, Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Elevator, Vinyl Windows, Natural Woodwork, See Remarks, Storage, Wet Bar, Walk-In Closet(s)
Appliances	Bar Fridge, Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Trash Compactor, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Mantle, See Remarks, Oak, Wood Burning
# of Stories	5

## Exterior

Exterior Features	Balcony, Courtyard, Lighting, Storage
Roof	Concrete, Tile
Construction	Brick, Concrete, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	September 19th, 2024
Date Sold	November 6th, 2024
Days on Market	48
Zoning	M-C2
HOA Fees	0.00

## Listing Details

Listing Office	CIR Realty
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