



# 1229 Cameron Avenue Calgary Alberta

\$719,000

Substantially renovated condo with a south facing large balcony in Lower Mount Royal. The renovations include, hardwood floors, updated appliances with dual dishwasher and gas stove, quartz counter tops, built in open shelves, new Pella patio doors and deck door, air conditioning, newer electric furnace, built in entertainment bar with wine fridge, built in Murphy bed with built in shelves, feathered concrete smooth gas fireplace finish. The custom built ensuite bath has a walk in closet with built in shelves and drawers. The bathroom floor tile is heated. The entire condo has custom built in blinds with an automatic remote. The unit has three bedrooms with 2 full baths. Also, this unit has a very large laundry room with built in work shelves and storage. The unit comes with 2 underground parking stalls and a storage locker. The building is well maintained with a Envelope repair in 2023 including water proofing the balconies. The common area is used for social gatherings and there is work out equipment in common room. Walk to all your favourite restaurants and shops. Parkade is on the main lobby area, enter parkade beside the main lobby elevator. Parking stall is 15,16 and storage unit 404. (id:6769)

Kitchen 12.75 Ft x 7.58 Ft  
Breakfast 7.58 Ft x 5.67 Ft  
Dining room 16.75 Ft x 16.33 Ft  
Living room 21.25 Ft x 18.17 Ft  
Foyer 14.25 Ft x 5.17 Ft  
Other 12.17 Ft x 8.42 Ft

Primary Bedroom 15.17 Ft x 10.50 Ft  
Bedroom 14.25 Ft x 10.00 Ft  
Bedroom 12.42 Ft x 9.75 Ft  
4pc Bathroom 8.50 Ft x 4.92 Ft  
4pc Bathroom 16.00 Ft x 7.25 Ft  
Other 19.00 Ft x 8.50 Ft

Listing Presented By:



Originally Listed by:  
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