



## 1235 Cameron Avenue Calgary Alberta

\$515,000

Urban lifestyle enthusiasts will find this executive 2 bedroom + 2 bath condo in the heart of lower Mt Royal irresistible. Located in a small, well-managed building where units like this rarely become available, with titled underground parking, it boasts great square footage and layout, with gorgeous hardwood & tile floors and beautiful crown mouldings. The gourmet kitchen features granite countertops, a centre island, and top-of-the-line appliances including a Sub-Zero fridge + Wolf gas cooktop. The spacious great room is adorned with an elegant stone-finished gas fireplace, complemented by a large dining nook and built-in work station. The large primary bedroom offers a luxurious 5 piece ensuite & walk-in closet, while the generous second bedroom is accompanied by a 4 piece bath and in-suite laundry with full-size washer and dryer. Enjoy stunning city views from your private outdoor patio with a gas line. Situated steps from vibrant 17th Avenue, residents will enjoy easy access to trendy shops, restaurants, and all amenities that make inner-city living so desirable. Whether it's exploring cafes, indulging in fine dining, or enjoying the nightlife, everything is at your doorstep! (id:6769)

Living room 13.83 Ft x 11.92 Ft

Dining room 9.92 Ft x 9.58 Ft

Kitchen 21.83 Ft x 11.33 Ft

Foyer 9.75 Ft x 9.08 Ft

Primary Bedroom 14.58 Ft x 11.58 Ft

Bedroom 12.83 Ft x 12.25 Ft

Laundry room 6.42 Ft x 5.50 Ft

5pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Listing Presented By:



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