



1313 Cameron Avenue Calgary Alberta

\$299,000

Rare find and superb location! 1000+ sq ft CONDO in a concrete/brick building with a stunning panoramic view of downtown Calgary. This 4th floor Unit is on the NW corner of Cameron Court in Lower Mount Royal. Lower Mount Royal (adjacent to the historic district of Mount Royal) is one of the most desirable neighborhoods in Calgary as well as one of the most walkable. The building is a 5 minute walk to 17th Ave. and its amenities as well as a 15 minute walk to Calgary's vibrant Design District. This lovely low rise, red brick building is a timeless design that you will never grow tired of, and at only 24 units, blends seamlessly into the surrounding residential neighborhood. The top floor has shared amenities such as exterior rooftop terraces and a library/pool room. The building has a shared exercise room/mail room and storage. This bright spacious unit has 1 very LARGE BEDROOM and another BEDROOM/OFFICE/ BREAKFAST ROOM/FLEXIBLE SPACE that opens directly onto a 26 sq ft balcony. This flexible space can easily be used as both an in-home office or guest bedroom. This room meets the Alberta Building Code requirements for a second bedroom and has been reimaged by a Calgary Architect (renders available upon request). This unit has an INSUITE LAUNDRY ROOM, 1 ASSIGNED INDOOR PARKING STALL (#19) , TWO FULL BATHROOMS, 2 BALCONIES (1 @ 100 sq ft), BIKE STORAGE and 1 ASSIGNED STORAGE LOCKER (#9). This bright sunny space has a dedicated dining room & balcony, living room, and kitchen that connects to a lovely flexible space with its own balcony. A four piece bathroom is located off the kitchen. A second 3 piece bathroom is an ensuite to the 12'-0" x 16'-0" primary bedroom. This large bedroom has 2 walk-in closets as well a window seat making it a cozy reading nook. The units of the building were designed with wood burning fireplaces that are no longer usable but can be conv...

Kitchen 8.83 Ft x 11.42 Ft
Bedroom 9.33 Ft x 8.58 Ft
Dining room 8.75 Ft x 10.42 Ft
Living room 11.92 Ft x 20.92 Ft

Primary Bedroom 17.83 Ft x 13.75 Ft
3pc Bathroom 7.67 Ft x 4.75 Ft
4pc Bathroom 7.67 Ft x 4.92 Ft
Laundry room 5.17 Ft x 8.25 Ft

Listing Presented By:



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MaxWell Canyon Creek



Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca