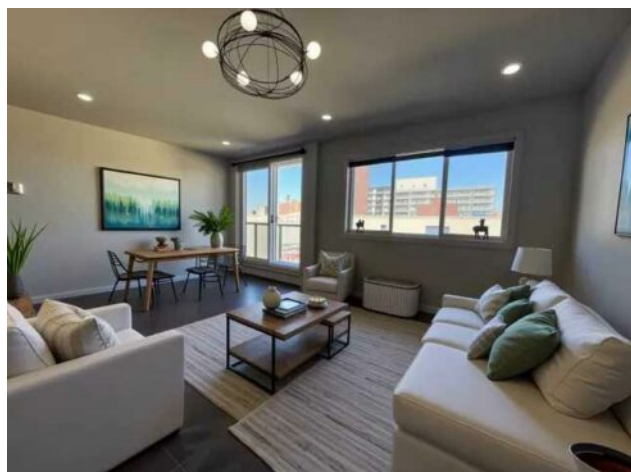


34, 1230 Cameron Avenue SW  
Calgary, Alberta

MLS # A2242839



# \$214,900

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Lower Mount Royal                  |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 548 sq.ft.                         | <b>Age:</b>   | 1959 (66 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Assigned, Stall                    |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                             |                   |        |
|--------------------|-----------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard                   | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Tile                        | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                           | <b>Condo Fee:</b> | \$ 510 |
| <b>Basement:</b>   | -                           | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Concrete             | <b>Zoning:</b>    | M-C2   |
| <b>Foundation:</b> | -                           | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Open Floorplan, See Remarks |                   |        |

|                    |    |
|--------------------|----|
| <b>Inclusions:</b> | NA |
|--------------------|----|

Here is your opportunity to own in the trendy neighbourhood of Lower Mount. This TOP FLOOR condo with STUNNING VIEWS of DOWNTOWN CALGARY offers 1 Bedroom, 1 Bathroom with soaker tub, in a CONCRETE BUILDING. This BOUTIQUE BUILDING with only 18 units was EXTENSIVELY RENOVATED in 2010 with new VINYL WINDOWS, NEW BOILER SYSTEM, UPDATED BALCONIES, TILE FLOORING THROUGHOUT. Kitchen with QUARTZ countertops, modern cabinets, STAINLESS STEEL appliances, and EUROPEAN washer/dryer unit. 1 ASSIGNED surface PARKING stall and LOTS of street PARKING. PETS WELCOME with board approval. Condo fees include EVERYTHING except electricity. This building is a 5 MINUTE WALK to the bustling 17Avenue with its RESTAURANTS, PUBS and TRENDY SHOPS. Call NOW to schedule your viewing.