

103, 1027 Cameron Avenue SW
Calgary, Alberta

MLS # A2213283



\$220,000

Division:	Lower Mount Royal		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	623 sq.ft.	Age:	1962 (63 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 448
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters		

Inclusions: None

Discover the charm and convenience of urban living at 103, 1027 Cameron Avenue SW, a RENOVATED 1-BEDROOM condo nestled in one of Calgary's most desired inner-city neighbourhoods. This ground-floor unit offers a blend of comfort, convenience, and investment potential, boasting over 620 SF of living space in an unparalleled location, making it an IDEAL CHOICE for first-time homebuyers or savvy investors seeking a property with strong rental potential. The condo has undergone renovations in 2015 and 2022, highlighted by an UPDATED KITCHEN with solid BIRCH cabinets featuring self-closing drawers, GRANITE countertops, and STAINLESS-STEEL appliances that include an electric range, an over-the-range microwave, and a fridge. The open living & dining area is naturally illuminated by large SOUTH-FACING windows, with LUXURY VINYL PLANK flooring and neutral paint colours, ensuring a bright and welcoming ambiance. The large primary bedroom also benefits from south-facing windows and provides a serene retreat. Noteworthy enhancements extend beyond the private quarters to include an UPDATED BATHROOM, boasting granite countertops and a TILED tub surround. In-unit storage adds convenience, while the availability of an off-street parking stall and/or additional storage locker (both based on availability and with an additional nominal fee) addresses practical needs. Residents will appreciate the building's well-maintained common areas, including coin laundry facilities on the main floor, a bike storage room and an on-site building manager, all of which ensure comfort and security. This condo has a "WalkScore" of 98, WALKER PARADISE, and a "BikeScore" of 80, VERY BIKEABLE. Located in a vibrant community, this condo is steps away from the social and cultural hub of 17th Ave SW, offering easy

access to a many stores, cafes, restaurants, and public transit options, making your daily commute or leisurely outings a breeze.