



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1147 Cameron Avenue SW
Calgary, Alberta

MLS # A2344274



\$800,000

Division:	Lower Mount Royal		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	2,025 sq.ft.	Age:	1995 (31 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.42 Acre		
Lot Feat:	Low Maintenance Landscape, Private		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 726
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Ceiling Fan(s), Closet Organizers, Crown Molding, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Walk-In Closet(s)		
Inclusions:	Rough in Steam shower		

Located in Lower Mount Royal, this fully renovated, three-level townhome was taken back to the studs, reimagined throughout, and upgraded with the Poly-B plumbing removed, new foot print, new kitchen and upgraded insulation. There are 25 Ft of built in cabinets for the kitchen and a huge Granite entertaining island. Viking gas stove with a gas oven, warming drawer, French door Refrigerator, and lots of space for cooking and entertaining. The bright main floor features 9-foot ceilings, south-facing exposure, cherry stained hardwood floors, a gas fireplace, a sunny balcony, and a convenient powder room—a feature not found in every unit in the complex. The second floor includes a den/office with built-in desk and bookcases, overlooking the courtyard and a partial peaceful city view. The spacious primary suite is behind French doors on the second floor. The suite offers cherry hardwood floors, a fireplace, a bay-window seat, a walk-thru closet, and an ensuite with double vanities, a jetted tub, and a shower roughed in for steam. The master bedroom has a stacking washer dryer for ease of living. The third floor has two bedrooms and a three-piece bathroom; one oversized bedroom could serve as a bonus room and features dormer windows and a sink, while the other includes a walk-in closet. Additional highlights include air conditioning, abundant natural light, a private gated courtyard, well run condo board and an insulated, drywalled double attached drive-under garage with storage and direct interior access. Enjoy refined inner-city living within easy walking distance of downtown, shopping, and everyday amenities. Air conditioning, a private courtyard and three levels of space with elegance.