



Designer qualities everywhere, stainless steel appliances, an abundance of cabinetry, casual breakfast bar all created in a Great Room concept.

A more formal dining area, spacious and open, surrounded by the high-end espresso laminate flooring and 5 inch baseboards.



Both bedrooms are generously proportioned, and the continuation of the laminate flooring and baseboards.



*Welcome to
202 - 1027 Cameron Avenue S.W.*



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Overview

Inner city living at its best! Walk to work, steps to trendy 17th Avenue restaurants, shops and Marda Loop just a short distance away. This is a charming, designer inspired condo that is sure to enhance your lifestyle...and will ensure quiet, as it is of concrete construction. The combinations of the open kitchen, dining & living area creating the Great-room concept are extremely popular. This suite has been completely upgraded, all new interior doors, high-end laminate flooring in the "Great Room" hallway and bedrooms and designer tile flooring in the kitchen, all surrounded by 5" baseboards. The floor-plan of this unit is very desirable, with the immediate access to the main living area with the two bedrooms separate and to the rear of the unit. The principle rooms have been opened to each other creating an open and spaciousness to this area. Don't miss the extras, stainless steel appliances, maple cabinetry, and an extended counter establishing a breakfast bar with recessed lighting above it. Notice, the newly installed windows and double patio doors allowing access to your deck. This two bedroom unit continues with the high-end espresso coloured laminate in both rooms and the tile flooring in the bathroom is the same designer quality as found in the kitchen. As well... we offer off-street covered parking and in-suite laundry ...this is the best in condo living!

Now you can walk to work, your favorite restaurants and stores, this condo is steps from 17th Avenue...and a short distance to Marda Loop. We also offer easy access to major thoroughfares including Glenmore Trail, MacLeod Trail and Sarcee Trail, and conveniently located to bus routes. Immaculate from top to bottom...located in the desirable inner-city community of Lower Mount Royal; the owner has cared for the home, as it truly oozes Pride of Ownership.

Kitchen

Meal preparation is a breeze in this ultra kitchen offering an abundance of maple cabinetry, stainless steel appliances and ample working stations. This area is functional and yet has a balance of beauty, comfort and convenience. Notice the volume of cabinets, the full width of the kitchen including the vertical cabinet, conveniently located directly beside the fridge. The counter has been extended creating a casual breakfast bar, and recessed lighting above it...and notice the flooring, designer ceramic tiles and matching backsplash.

Great Room

The contemporary and well thought out plan of the condo is an important feature. The spaciousness of this unit is created by the combination of the principle rooms. The combined living area and dining area offers warmth and coziness, but is roomy enough to nicely showpiece your furnishings, and enjoy the quality of the high-end espresso laminate throughout this area all surrounded by 5 inch baseboards. The large and newly installed window and double patio doors allows easy access to the balcony from the living area of the home...also creating even greater spaciousness to this unit.

Bedrooms, Bathroom & In-Suite Laundry

We know you will be pleased with the size of these two bedrooms... again...notice how large the windows are in both these rooms. The espresso laminate flooring is in both bedrooms and hallway allowing for easy care. The four piece bath is of the same high quality as found throughout this unit...the designer tile flooring, maple cabinetry and tile surrounding the tub to the ceiling. That's not all; we know you will love the convenience and privacy of your own in-suite laundry.

Conclusion

Inner-city living at its best and upgrades galore! This charming condominium oozes designer quality finishings while being very functional. This unit can't be beat...from its open spacious floorplan, numerous large windows, to its abundance of maple cabinetry in the kitchen, covered parking stall, and in-suite laundry. This is an opportunity that should not be missed. This home shows "True Pride of Ownership" and is in move-in condition. It has a superior location, steps away from the 17th Avenue shopping and restaurants with close proximity to major thoroughfares.

**Please visit my website at
www.calgaryconnection.com or call
Real Phaneuf at 403-249-4322.**