

**610, 1027 Cameron Avenue SW**  
**Calgary, Alberta**

**MLS # A2210126**



**\$319,900**

<b>Division:</b>	Lower Mount Royal		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	875 sq.ft.	<b>Age:</b>	1962 (63 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Covered, Off Street, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard, Natural Gas

**Floors:** Carpet, Ceramic Tile

**Roof:** -

**Basement:** -

**Exterior:** Brick, Concrete

**Foundation:** -

**Features:** Breakfast Bar, No Animal Home, No Smoking Home, Soaking Tub, Storage, Track Lighting

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 628

**LLD:** -

**Zoning:** M-C2

**Utilities:** -

**Inclusions:** N/A

Welcome to Churchill Towers. Prime Lower Mount Royal TOP FLOOR corner unit with outstanding City views. Steps away from 17th Ave, where some of Calgary's best restaurants, bars, salons, and boutiques can be found. Want convenience, energy, and walkability? This is where it happens. Inside you'll find 2 bedrooms, 1 full bath, and an open layout that flows nicely. Quiet. Private. Spacious. Designer wallpaper feature walls in both living and primary bedroom. The kitchen delivers stainless steel appliances, wood cabinetry, and plenty of prep space. In-suite stacked washer/dryer, plus optional access to the building's shared laundry whenever you need it. Covered parking, separate storage, bike room, and security cameras throughout the building. Condo fees that include: heat, water, sewer, snow removal, common area maintenance, parking, insurance, reserve fund, and professional management. This penthouse unit is for someone who values location, lifestyle, and the edge that comes from being where the action is. Come take a peak!