

#5, 1205 Cameron Avenue SW



Penthouse suite in the Copper Castle. Amazing one level townhouse – 2461 square feet of luxurious living with skylights, downtown view, huge balcony, separate double garage and storage.



*Ellyn Mendham &
Tom Westcott*
realtors®

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This fabulous open plan offers a living room with 2 way gas fireplace adjoining the dining room. The kitchen boasts granite counters and stainless steel appliances.



The sitting room feels cozy. Relax with a book next to the wood-burning fireplace. Adjoining solarium has cathedral ceilings, 4 skylights, and patio doors to a huge deck overlooking the city lights. You'll love to entertain here!



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There's a huge master bedroom with spa-like ensuite, large second bedroom and full bath, plus a den/3rd bedroom. Also enjoy in-suite laundry, walk-in pantry, and great storage room.



Perfect location minutes from the amenities along 17th Avenue, yet surrounded by towering trees.



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Address #5 - 1205 Cameron Avenue SW
District Lower Mt Royal C010
Salesperson Ellyn Mendham & Tom Westcott
Phone 403 259 4141

Price \$659,777
Mortgage T.A.C.T.

Complex	Copper Castle	Heating	Forced Air
Landscap	Yes	Flooring	Carpet, Hardwood,
Fenced	No	Home Size	2461 sf (228.6)
Style	Penthouse	Reg. Size	266.1 m2
Age	1976	Fireplace	2 -1 Gas 2 sided
Ext Fin	Brick / Metal		1 - Woodburning

Condo Fees \$452 / mnth
Fees Insurance, Landscaping, Reserve Fund, Exterior Maintenance, Snow Removal

Living Rm	15'3" x 14'8"	Sitting Rm	11'3" x 10'6"
Dining Rm	21'3" x 14'9"	Den / 3rd Bd	17'7" x 8'11"
Kitchen	14'1" x 9'10"	Solarium	24' x 16'3"

Zoning **M-C2**
L. I. Levy None Noted
Taxes 2010 **\$2,893**

Bathrooms 2 - Ensuite 5 pce, Main - 4pce
Bedrooms 2 - Master (19'9" x 12'2"), Second (11'5" x 11'3")

Possession 15 Days / Negotiable
Rooms **8 / 2**

Basement None
Garage 2 car Garage
Included Refrigerator, Electric Stove, Built-in Dishwasher, Hoodfan, Washer & Dryer, All Window Coverings, Vacuum System & Attachments, Garage Door Opener & 2 Controls,

Remarks PENTHOUSE SUITE at the COPPER CASTLE. This fabulous townhouse offers 2461 square feet on one level, with separate double garage plus separate storage room. Enjoy these features: PLUSH WALL TO WALL CARPETING, BRAZILIAN CHERRY HARDWOOD, a SOLARIUM with cathedral ceilings and FOUR SKYLIGHTS, HUGE DECK (23'9" x 12'10") WITH A VIEW OF THE CITY LIGHTS, gourmet kitchen with GRANITE counters and STAINLESS STEEL APPLIANCES, in-suite laundry, walk-in pantry, 2 FIREPLACES, huge master bedroom with spa-like ensuite, large 2nd bedroom next to another full bath, and a DEN/3RD BEDROOM. There's also a separate storage room in the suite, plus an outdoor storage room behind the garage. All this plus an AMAZING LOCATION minutes from all the amenities found on 17th Avenue.

Owner J. S . Lee & B.Yoo *Appointments* **Lister** *Leni* **CBS**

Listed by: **RE/MAX Realty Professionals**

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Ellyn Mendham & Tom Westcott
 realtors®



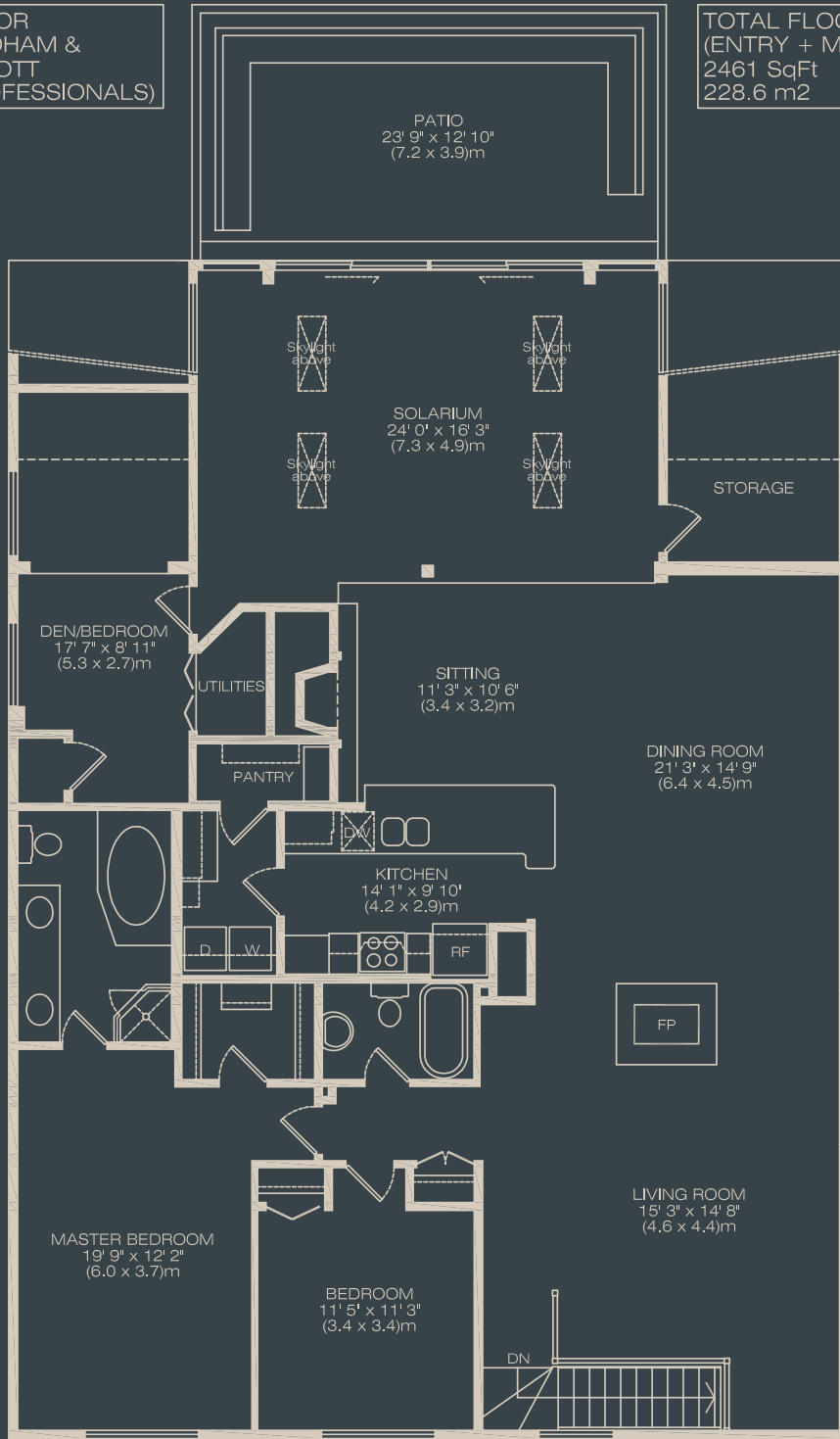
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PREPARED FOR
ELLYN MENDHAM &
TOM WESTCOTT
(RE/MAX PROFESSIONALS)

TOTAL FLOOR AREA
(ENTRY + M/F)
2461 SqFt
228.6 m2



MAIN FLOOR
2386 SqFt
221.7 m2

ENTRY
75 SqFt
6.9 m2



#5, 1205 Cameron Ave.
S.W. Calgary

MR. MEASURE FLOOR PLANS LTD.
403-803-2231 JCM9205
08/05/10

DIMENSIONS ARE ASSUMED TO BE ACCURATE TO THE
NEAREST TENTH OF A FOOT.

ALTHOUGH BELIEVED TO BE ACCURATE, MR. MEASURE
IS NOT WARRANTED TO BE SO, AND SHOULD NOT BE
USED FOR LEGAL PURPOSES. -PLANS NOT TO SCALE-

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