

# \$225,000 - 15, 1230 Cameron Avenue, Calgary

MLS® #A2217653

**\$225,000**

1 Bedroom, 1.00 Bathroom, 556 sqft

Residential on 0.00 Acres

Lower Mount Royal, Calgary, Alberta

INVESTOR ALERT! Welcome to your ideal inner-city retreat in the highly sought-after Lower Mount Royal neighborhood! This charming one-bedroom, one-bathroom unit is situated in a premium concrete building, offering privacy amidst beautiful towering trees. Despite the peaceful setting, you're just a few blocks away from the bustling 17th Avenue, featuring trendy shops, restaurants, and pubs. This modern unit, renovated in 2010, showcases numerous upgrades, including new vinyl windows, a new boiler system, and updated balconies. Inside, you'll find newer tile floors throughout, a spacious living room that opens to an outdoor balcony, and a kitchen equipped with quartz countertops, modern cabinets, stainless steel appliances, and a European washer/dryer unit. The open dining area is perfect for stylish entertaining. Additional features include an assigned surface parking stall and ample street parking. Pets of all sizes are welcome, with board approval! With its contemporary finishes and low-maintenance lifestyle, this home is move-in ready with no worries. Call today to schedule an appointment and see for yourself!

Built in 1959

## Essential Information

MLS® #                   A2217653

Price                     \$225,000



|                |                   |
|----------------|-------------------|
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 556               |
| Acres          | 0.00              |
| Year Built     | 1959              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 15, 1230 Cameron Avenue |
| Subdivision | Lower Mount Royal       |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2T 0K9                 |

### Amenities

|                |         |
|----------------|---------|
| Amenities      | Parking |
| Parking Spaces | 1       |
| Parking        | Stall   |

### Interior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, No Animal Home, No Smoking Home                                                                 |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Window Coverings, European Washer/Dryer Combination |
| Heating           | Baseboard                                                                                                         |
| Cooling           | None                                                                                                              |
| # of Stories      | 4                                                                                                                 |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Roof              | Tar/Gravel      |
| Construction      | Brick, Concrete |

### Additional Information

|             |               |
|-------------|---------------|
| Date Listed | May 4th, 2025 |
|-------------|---------------|

|                |      |
|----------------|------|
| Days on Market | 7    |
| Zoning         | M-C2 |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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