

# \$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
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Days on Market	10
Zoning	M-C2

## **Listing Details**

Listing Office	CIR Realty
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