

# \$207,000 - 303, 1129 Cameron Avenue Sw, Calgary

MLS® #A2210771

**\$207,000**

1 Bedroom, 1.00 Bathroom, 487 sqft  
Residential on 0.00 Acres

Lower Mount Royal, Calgary, Alberta

Don't miss this updated 1 bed, 1 bath SOUTH facing apartment in an unbeatable inner city location just minutes from 17th Avenue! This stylish unit is perfect for anyone looking to embrace vibrant urban living. With a walk score that's hard to beat, you'll love the easy access to coffee shops, restaurants, pubs, retail shops, and local boutiques—all just a 3-minute walk away. Rated 98 on WALKSCORE!

The entire apartment has been freshly painted, with new baseboards and features new luxury vinyl plank flooring throughout, upgraded lighting, and high quality quartz countertops in both the kitchen and bathroom. Kitchen appliances are brand new, including a stainless steel dishwasher, microwave, and stove.

The kitchen is bright, functional, and beautifully updated. It's filled with natural light and includes a stylish breakfast bar, ideal for casual dining, working from home, or hosting friends. The open-concept living space flows seamlessly to your private balcony which gets direct sunlight as it's South facing!

The bedroom is spacious and filled with natural light from two windows, plus a full closet for all your storage needs. The updated 4-piece bathroom includes a generously sized bathtub. In-suite laundry is included. Durable and low-maintenance vinyl plank flooring makes this home pet-friendly - The building allows up to two dogs or cats under 40 lbs. Other great features include an elevator and a



convenient side entrance near the unit, giving the feel of a private entry.

The Mount Royal Community Association offers access to great amenities like a community hall, tennis and basketball courts, a soccer field, and a seasonal outdoor skating rink.

Commuting is a breeze—walk or bike to downtown, catch a bus just 3 minutes away, or drive 5 minutes to the nearest LRT station.

You™re also just a short ride from the beautiful Bow River and its pathways.

This unit is vacant and move-in ready!

Built in 1968

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2210771          |
| Price          | \$207,000         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 487               |
| Acres          | 0.00              |
| Year Built     | 1968              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 303, 1129 Cameron Avenue Sw |
| Subdivision | Lower Mount Royal           |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T2T 0K6                     |

### Amenities

|           |             |
|-----------|-------------|
| Amenities | Elevator(s) |
|-----------|-------------|

|                |                             |
|----------------|-----------------------------|
| Parking Spaces | 1                           |
| Parking        | Assigned, Off Street, Stall |

### Interior

|                   |                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Organizers, Elevator, Granite Counters, Kitchen Island, Open Floorplan, Storage, Bar                        |
| Appliances        | Dishwasher, Dryer, Microwave, Microwave Hood Fan, Oven, Range, Refrigerator, Washer/Dryer, Washer/Dryer Stacked, Window Coverings |
| Heating           | Baseboard                                                                                                                         |
| Cooling           | None                                                                                                                              |
| # of Stories      | 5                                                                                                                                 |

### Exterior

|                   |         |
|-------------------|---------|
| Exterior Features | Balcony |
| Construction      | Brick   |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 10th, 2025 |
| Days on Market | 7                |
| Zoning         | M-C2             |

### Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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