

# \$226,000 - 15, 1230 Cameron Avenue Sw, Calgary

MLS® #A2146225

## \$226,000

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. Currently, there is a tenant in place until March 31, 2025, making this property a great revenue generator. Call today to schedule an appointment and see for yourself!

Built in 1959

## Essential Information



MLS® #	A2146225
Price	\$226,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	556
Acres	0.00
Year Built	1959
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

### **Community Information**

Address	15, 1230 Cameron Avenue Sw
Community	Lower Mount Royal
Condo	Z-name Not Listed
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 0K9

### **Amenities**

Amenities	Parking
Parking Spaces	1
Parking	Assigned, Stall

### **Interior**

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

### **Exterior**

Exterior Features	Balcony
Roof	Tar/Gravel
Construction	Brick, Concrete

## **Additional Information**

Date Listed	July 3rd, 2024
Days on Market	7
Zoning	M-C2

## **Listing Details**

Listing Office	CIR Realty
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