

# \$434,900 - 405, 1215 Cameron Avenue Sw, Calgary

MLS® #A2201238

**\$434,900**

2 Bedroom, 2.00 Bathroom, 988 sqft  
Residential on 0.00 Acres

Lower Mount Royal, Calgary, Alberta

Welcome to Mount Royal Terrace, a fully renovated 2-bedroom, 2-bathroom condo located in the heart of Mount Royal! This beautifully renovated home offers exceptional value in an unbeatable location, just steps away from the trendy shops, dining, and amenities on 17th Avenue. The living area boasts a spacious and bright updated living room featuring a cozy wood-burning fireplace, plus an inviting dining area perfect for entertaining. Fully Renovated Kitchen with Brand-New Appliances, Luxury Vinyl Tile, white cabinetry and quartz countertops. The expansive primary bedroom includes a walk-in closet, a 4-piece en suite, and features a thoughtfully designed three-season room that offers various options for use. Additionally, there is a second bedroom with an additional 3 season space, a 3-piece bathroom, in-suite laundry, and plenty of storage throughout. Step out onto the south-facing balcony, ideal for savoring your morning coffee or hosting summer BBQs. The property also features two communal balcony areas offering unobstructed views of the city skyline. Completing the unit are **TWO OVERSIZED UNDERGROUND** parking stalls conveniently located directly across from the elevator, along with an assigned storage locker. A fabulous walking community. With its unbeatable location and fully renovated interior, this condo offers incredible value. Don't miss out! Call today to secure your exclusive private viewing before it's gone!



Built in 1981

## Essential Information

MLS® #	A2201238
Price	\$434,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	988
Acres	0.00
Year Built	1981
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	405, 1215 Cameron Avenue Sw
Subdivision	Lower Mount Royal
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 0K8

## Amenities

Amenities	Parking, Storage
Parking Spaces	2
Parking	Underground

## Interior

Interior Features	Open Floorplan, See Remarks, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Hot Water, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
# of Stories	5

## Exterior

Exterior Features Balcony  
Construction Brick, Concrete, Metal Siding

## Additional Information

Date Listed March 14th, 2025  
Days on Market 19  
Zoning M-C2

## Listing Details

Listing Office Royal LePage Benchmark

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