



**GRASSROOTS**  
REALTY GROUP

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**1145 Cameron Avenue SW**  
**Calgary, Alberta**

**MLS # A2261870**



**\$729,000**

<b>Division:</b>	Lower Mount Royal		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	2,250 sq.ft.	<b>Age:</b>	1995 (30 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped, Private, Rectangular Lot, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 685
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Animal Home, No Smoking Home, Skylight(s)		

**Inclusions:** N/A

Discover the best of inner-city living at Hillandale with this charming multi-level townhome just steps from downtown offices, boutique shops, and top restaurants. The home opens onto a private inner courtyard and welcomes you with a vaulted entry and an airy, open-concept floor plan. The main level features extensive maple hardwood flooring, a cozy family room with fireplace and built-ins, and a stylish kitchen with maple cabinetry, granite countertops, island, and gas range. On the second floor, you'll find a bright bedroom with city and courtyard views, a full bath, convenient laundry, and a large flex room with a wall of windows—perfect for an office, gym, or studio. The third floor is dedicated to the primary retreat, complete with two skylights, walk-through closet, and a spa-inspired ensuite with dual sinks, jetted tub, and separate shower. The lower level offers additional storage and direct access to the spacious double garage. Combining modern comfort with classic design, this townhome is truly a pleasure to view and an ideal opportunity to enjoy a vibrant inner-city lifestyle.