



**12, 1230 Cameron Avenue SW
Calgary, Alberta**

MLS # A2296298



\$218,900

Division:	Lower Mount Royal		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	697 sq.ft.	Age:	1959 (67 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Covered, Plug-In, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler	Water:	-
Floors:	Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 670
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: NONE

Vacant and available for immediate possession, this bright 2-bedroom, 1-bathroom condo offers an exceptional opportunity to enjoy life in one of Calgary's most sought-after inner-city neighbourhoods. Ideally located in Lower Mount Royal on prestigious Cameron Avenue SW, this second-floor end unit offers added privacy, excellent natural light, and an unbeatable walkable lifestyle just steps from the shops, restaurants, cafés, and energy of 17th Avenue. Freshly painted and impeccably maintained, the home features attractive low-maintenance tile flooring throughout for a clean, cohesive look. The kitchen is well equipped with quartz countertops, rich maple shaker cabinetry, stainless steel appliances, an all-in-one washer/dryer, and generous prep space. The bathroom is equally well finished with quartz counters and a soaker tub. The spacious primary bedroom is complemented by a versatile second bedroom that works well for guests, a roommate, or a home office. Additional highlights include a private wraparound balcony, covered assigned parking conveniently located near the rear entrance, and a stylish, secure main entrance with beautiful character tilework. This pet-friendly building was extensively renovated in 2008 with updated windows and balconies, and also features a new roof completed in 2024. Exceptional value in a highly desirable inner-city location.