

# \$469,000 - 204, 1235 Cameron Avenue Sw, Calgary

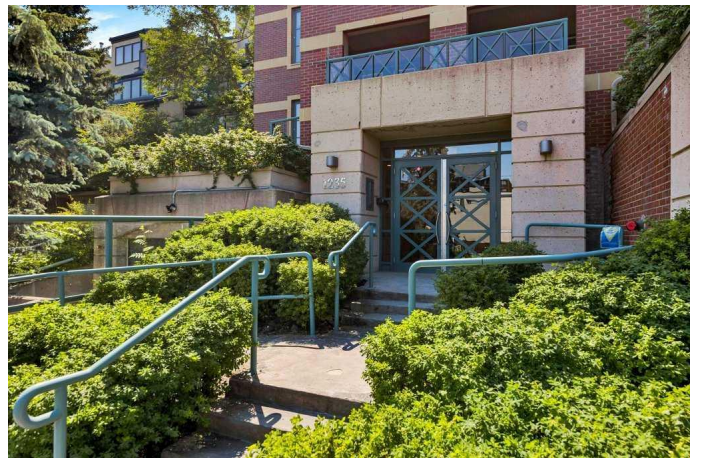
MLS® #A2191844

**\$469,000**

2 Bedroom, 2.00 Bathroom, 1,217 sqft  
Residential on 0.00 Acres

Lower Mount Royal, Calgary, Alberta

Urban lifestyle enthusiasts will find this executive 2-bedroom, 2-bath condo in the heart of Lower Mt. Royal irresistible. Located in a small, well-managed building where units like this rarely become available, this condo offers great square footage and layout—an exceptional value for downtown living. With titled underground parking, it features gorgeous hardwood and tile floors along with beautiful crown mouldings. The gourmet kitchen is a chef's dream, showcasing granite countertops, a center island, and top-of-the-line appliances, including a Sub-Zero fridge and Wolf gas cooktop. The spacious great room boasts an elegant stone-finished gas fireplace, complemented by a large dining nook and built-in work station. The large primary bedroom offers a luxurious 5-piece ensuite and a walk-in closet, while the generous second bedroom comes with a 4-piece bath. You'll also find in-suite laundry with a full-size washer and dryer for added convenience. Step outside to your private outdoor patio with a gas line and enjoy stunning city views. Situated just steps from vibrant 17th Avenue, residents will revel in easy access to trendy shops, restaurants, and all the amenities that make inner-city living so desirable. Whether it's exploring cafes, indulging in fine dining, or enjoying the nightlife, everything is at your doorstep! This condo truly combines luxury and convenience in a prime location.



Built in 2000

### **Essential Information**

MLS® #	A2191844
Price	\$469,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,217
Acres	0.00
Year Built	2000
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Active

### **Community Information**

Address	204, 1235 Cameron Avenue Sw
Subdivision	Lower Mount Royal
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 0L1

### **Amenities**

Amenities	Elevator(s), Visitor Parking, Storage
Parking Spaces	1
Parking	Underground, Titled

### **Interior**

Interior Features	Built-in Features, Crown Molding, Double Vanity, Granite Counters, Kitchen Island, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Cooktop, Range Hood, Refrigerator, Washer, Window Coverings, Oven-Built-In, Garburator
Heating	In Floor, Natural Gas
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Stone
# of Stories	1

### **Exterior**

Exterior Features	BBQ gas line, Balcony
Lot Description	Views
Roof	Asphalt Shingle
Construction	Brick, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 2nd, 2025
Days on Market	62
Zoning	M-C2

### **Listing Details**

Listing Office	RE/MAX Landan Real Estate
----------------	---------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.