# \$214,900 - 502, 1129 Cameron Avenue Sw, Calgary

MLS® #A2207688

### \$214,900

1 Bedroom, 1.00 Bathroom, 477 sqft Residential on 0.00 Acres

Lower Mount Royal, Calgary, Alberta

Top-Floor Corner Unit with Skyline Views in Lower Mount Royal – Urban Living at Its Finest!

Your search is over! This bright, beautifully updated 1-bedroom, 1-bathroom condo in sought-after Lower Mount Royal is the perfect urban retreatâ€"with skyline views, a prime location, and a price that makes sense.

Situated on the top floor, this home offers gorgeous views, natural light, and a private balcony that doesn't look directly into other buildingsâ€"just peaceful greenery and cityscapes. Step inside to a move-in ready space featuring new paint, vinyl plank flooring, and updated finishes throughout, creating a fresh, modern vibe from the moment you walk in.

The stylish kitchen is a true standout, complete with crisp white cabinetry and a sleek island with breakfast barâ€"ideal for casual dining, entertaining, or working from home. The living area flows effortlessly out to your sunny balcony, offering the perfect place to unwind and enjoy a sense of privacy in the heart of the city.

The bedroom is spacious and bright, with a roomy closet. The 4-piece bathroom features modern fixtures and a great-sized tub, while the in-suite laundry adds a level of everyday convenience rarely found at this price point.







You'II also appreciate the flexibility of street parking and or assigned parking, an elevator, and a secondary building entrance right near your unitâ€"making it feel almost like your own private access. This pet-friendly building allows up to 2 cats or dogs (under 40 lbs), and even permits short-term rentals, making it an excellent opportunity for investors, Airbnb hosts, or first-time buyers.

Just a 3-minute walk to vibrant 17th Avenue, you'II be surrounded by Calgary's best coffee shops, restaurants, pubs, retail stores, and unique boutiquesâ€"no need for Uber!

The Mount Royal Community Association adds even more value, with access to green spaces, tennis courts, basketball, skating rinks, and more for a low yearly membership.

Location perks? Only a 6-minute drive to the Bow River pathways, walking distance to downtown, quick access to public transit, and a 5-minute drive to the LRT station.

Book your showing today and step into a lifestyle of comfort, convenience, and community. Welcome Home!

Built in 1968

#### **Essential Information**

MLS® # A2207688

Price \$214,900

Bedrooms 1

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Bathrooms 1.00

Full Baths 1

Square Footage 477
Acres 0.00
Year Built 1968

Type Residential

Sub-Type Apartment

Style Single Level Unit

Status Active

## **Community Information**

Address 502, 1129 Cameron Avenue Sw

Subdivision Lower Mount Royal

City Calgary
County Calgary
Province Alberta
Postal Code T2T 0K6

#### **Amenities**

Amenities Elevator(s), Snow Removal, Trash

Parking Spaces 1

Parking Off Street, Stall

#### Interior

Interior Features Breakfast Bar, Closet Organizers, Laminate Counters, Open Floorplan

Appliances Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator,

Washer, Window Coverings

Heating Baseboard

Cooling None

# of Stories 5

#### **Exterior**

Exterior Features None Construction Brick

#### **Additional Information**

Date Listed April 3rd, 2025

Days on Market 3

Zoning M-C2

## **Listing Details**

Listing Office Century 21 Bamber Realty LTD.

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