# \$175,000 - 205, 1027 Cameron Avenue Sw, Calgary

MLS® #A2195395

#### \$175,000

1 Bedroom, 1.00 Bathroom, 632 sqft Residential on 0.00 Acres

Lower Mount Royal, Calgary, Alberta

Opportunity Knocks! This home is perfect for the buyer wanting to be close to the inner city or the investor looking for a solid investment. Nestled in one of Calgary's most prestigious inner-city neighborhoods lower Mount Royal, just a stone's throw from the vibrant social and cultural epicenter of 17th Ave. with its convenient proximity to a myriad of shops, cafes, eateries, and public transit routes, it effortlessly facilitates your daily travels and leisurely pursuits. In addition to the fantastic location, this home offers a spacious floor plan boasting a galley kitchen with an adjacent dining room. Enjoy relaxing in the huge living room with large patio doors that lead to your private south-facing balcony. The bedroom offers plenty of space for a king bed & dressers.

Residents will enjoy the well-kept communal spaces within the building, which feature a renovated elevator and flooring. Additionally, the convenience of card-operated laundry facilities on the ground floor, a designated bike storage area, and the presence of an on-site manager contribute to a sense of comfort and security. Street parking permits are available through the city via online application. Outdoor parking stalls can be rented, although there may be a waitlist. Pets are permitted with board approval. Don't miss this opportunity!!







Built in 1962

**Essential Information** 

| MLS® #         | A2195395    |
|----------------|-------------|
| Price          | \$175,000   |
| Bedrooms       | 1           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 632         |
| Acres          | 0.00        |
| Year Built     | 1962        |
| Туре           | Residential |
| Sub-Type       | Apartment   |
| Style          | Apartment   |
| Status         | Active      |

## **Community Information**

| Address     | 205, 1027 Cameron Avenue Sw |
|-------------|-----------------------------|
| Subdivision | Lower Mount Royal           |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T2T 0K3                     |

#### Amenities

| Amenities | Elevator(s), Storage, Beach Access, Laundry |
|-----------|---|
| Parking   | Off Street, See Remarks, Unassigned         |

#### Interior

| Interior Features | Laminate Counters  |
|-------------------|--|
| Appliances        | Electric Stove, Microwave, Refrigerator, Portable Dishwasher |
| Heating           | Baseboard, Natural Gas                                       |
| Cooling           | None   |
| # of Stories      | 6  |

### Exterior

| Exterior Features | Balcony         |
|-------------------|-----------------|
| Roof              | Tar/Gravel      |
| Construction      | Brick, Concrete |

#### **Additional Information**

Date Listed March 13th, 2025

Days on Market 1 Zoning M-C2

#### **Listing Details**

Listing Office Real Broker

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