

502, 1129 Cameron Avenue SW
Calgary, Alberta

MLS # A2207688



\$214,900

Division:	Lower Mount Royal		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	477 sq.ft.	Age:	1968 (57 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 493
Basement:	-	LLD:	-
Exterior:	Brick	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Laminate Counters, Open Floorplan		

Inclusions: All Light Fixtures

Top-Floor 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 retreat—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 buildings—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 bar—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'll also appreciate the flexibility of street parking and or assigned parking, an elevator, and a secondary building entrance right near your unit—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'll be surrounded by Calgary's best coffee shops, restaurants, pubs, retail stores, and unique boutiques—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!