

# \$220,000 - 103, 1027 Cameron Avenue Sw, Calgary

MLS® #A2213283

**\$220,000**

1 Bedroom, 1.00 Bathroom, 623 sqft

Residential on 0.00 Acres

Lower Mount Royal, Calgary, Alberta

Discover the charm and convenience of urban living at 103, 1027 Cameron Avenue SW, a **RENOVATED 1-BEDROOM** condo nestled in one of Calgary's most desired inner-city neighbourhoods. This ground-floor unit offers a blend of comfort, convenience, and investment potential, boasting over 620 SF of living space in an unparalleled location, making it an **IDEAL CHOICE** for first-time homebuyers or savvy investors seeking a property with strong rental potential. The condo has undergone renovations in 2015 and 2022, highlighted by an **UPDATED KITCHEN** with solid **BIRCH** cabinets featuring self-closing drawers, **GRANITE** countertops, and **STAINLESS-STEEL** appliances that include an electric range, an over-the-range microwave, and a fridge. The open living & dining area is naturally illuminated by large **SOUTH-FACING** windows, with **LUXURY VINYL PLANK** flooring and neutral paint colours, ensuring a bright and welcoming ambiance. The large primary bedroom also benefits from south-facing windows and provides a serene retreat. Noteworthy enhancements extend beyond the private quarters to include an **UPDATED BATHROOM**, boasting granite countertops and a **TILED** tub surround. In-unit storage adds convenience, while the availability of an off-street parking stall and/or additional storage locker (both based on availability and with an additional nominal fee) addresses practical needs. Residents will appreciate the



building's well-maintained common areas, including coin laundry facilities on the main floor, a bike storage room and an on-site building manager, all of which ensure comfort and security. This condo has a "WalkScore" of 98, WALKER PARADISE, and a "BikeScore" of 80, VERY BIKEABLE. Located in a vibrant community, this condo is steps away from the social and cultural hub of 17th Ave SW, offering easy access to a many stores, cafes, restaurants, and public transit options, making your daily commute or leisurely outings a breeze.

Built in 1962

**Essential Information**

MLS® #	A2213283
Price	\$220,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	623
Acres	0.00
Year Built	1962
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	103, 1027 Cameron Avenue Sw
Subdivision	Lower Mount Royal
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 0K3

**Amenities**

Amenities	Bicycle Storage, Elevator(s), Parking, Storage, Coin Laundry
Parking Spaces	1
Parking	Off Street, Stall

### **Interior**

Interior Features	Ceiling Fan(s), Granite Counters
Appliances	Electric Range, Microwave Hood Fan, Refrigerator, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	6

### **Exterior**

Exterior Features	None
Construction	Brick, Concrete, Wood Frame

### **Additional Information**

Date Listed	April 21st, 2025
Days on Market	4
Zoning	M-C2

### **Listing Details**

Listing Office	Boswell Krieger Management & Realty Ltd.
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