

# \$719,000 - 404, 1229 Cameron Avenue Sw, Calgary

MLS® #A2203994

**\$719,000**

3 Bedroom, 2.00 Bathroom, 1,775 sqft  
Residential on 0.00 Acres

Lower Mount Royal, Calgary, Alberta

Substantially renovated condo with a south facing large balcony in Lower Mount Royal. The renovations include, hardwood floors, updated appliances with dual dishwasher and gas stove, quartz counter tops, built in open shelves, new Pella patio doors and deck door, air conditioning, newer electric furnace, built in entertainment bar with wine fridge, built in Murphy bed with built in shelves, feathered concrete smooth gas fireplace finish. The custom built ensuite bath has a walk in closet with built in shelves and drawers. The bathroom floor tile is heated. The entire condo has custom built in blinds with an with wall remote. The unit has three bedrooms with 2 full baths. Also, this unit has a very large laundry room with built in work shelves and storage. The unit comes with 2 underground parking stalls and a storage locker. The building is well maintained with an Envelope repair in 2023, ask realtor for details. The common area is used for social gatherings and there is work out equipment in common room. Walk to all your favourite restaurants and shops. Parkade is on the main lobby area, enter parkade beside the main lobby elevator. Parking stall is 15,16 and storage unit 404. This building has 14 units with a friendly community (vibe).

Built in 1981

## Essential Information



MLS® #	A2203994
Price	\$719,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,775
Acres	0.00
Year Built	1981
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	404, 1229 Cameron Avenue Sw
Subdivision	Lower Mount Royal
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 0L1

### Amenities

Amenities	Elevator(s), Fitness Center, Snow Removal, Storage
Parking Spaces	2
Parking	Underground, Assigned
# of Garages	2

### Interior

Interior Features	Built-in Features, Double Vanity, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Gas Stove
Heating	Baseboard, Central, Fireplace(s), Electric
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, See Remarks
# of Stories	5

### Exterior

Exterior Features Balcony, BBQ gas line

Roof Concrete, Tile

Construction Concrete, Stucco

### **Additional Information**

Date Listed March 20th, 2025

Days on Market 14

Zoning M-C2

### **Listing Details**

Listing Office Real Estate Professionals Inc.

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