

# \$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, including an **UPDATED BATHROOM** boasting granite countertops and a **TILED** tub surround. In-unit storage adds convenience, while an assigned (lease) parking stall and optional additional storage locker (based on availability) address 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 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	Storage, Bicycle Storage, Coin Laundry, Elevator(s), Parking
Parking Spaces	1

Parking	Stall, Leased, Off Street
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### **Interior**

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

### **Exterior**

Exterior Features	Lighting
Construction	Brick, Concrete, Wood Frame

### **Additional Information**

Date Listed	April 21st, 2025
Days on Market	61
Zoning	M-C2

### **Listing Details**

Listing Office	Boswell Krieger Management & Realty Ltd.
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