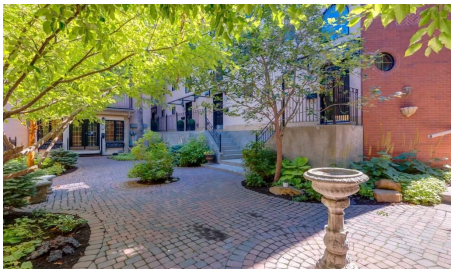
1147 Cameron Avenue SW

Calgary | Active | MLS® A2344274

$759,500









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**1995**	**2,025 sq. ft.**

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Listed by Royal LePage Solutions

A closer look

Located in Lower Mount Royal, this fully renovated, three-level townhome was taken back to the studs, reimagined throughout, and upgraded with the Poly-B plumbing removed, new foot print, new kitchen and upgraded insulation. There are 25 Ft of built in cabinets for the kitchen and a huge Granite entertaining island. Viking gas stove with a gas oven, warming drawer, French door Refrigerator, and lots of space for cooking and entertaining. The bright main floor features 9-foot ceilings, custom ceiling finish, south-facing exposure, cherry stained hardwood floors, a gas fireplace, a sunny balcony, and a convenient powder room-a feature not found in every unit in the complex. The second floor includes a den/office with built-in desk and bookcases, overlooking the courtyard and a partial peaceful city view. The spacious primary suite is behind French doors on the second floor. The suite offers cherry hardwood floors, a fireplace, a bay-window seat, a walk-thru closet, and an ensuite with double vanities, a jetted tub, and a shower roughed in for steam. The master bedroom has a stacking washer dryer for ease of living. The third floor has two bedrooms and a three-piece bathroom; one oversized bedroom could serve as a bonus room and features dormer windows and a sink, while the other includes a walk-in closet. Additional highlights include air conditioning, abundant natural light, a private gated courtyard, well run condo board and an insulated, drywalled double attached drive-under garage with storage and direct interior access. Enjoy refined inner-city living within easy walking distance of downtown, shopping, and everyday amenities. A private courtyard and three levels of space with elegance.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2344274
Bedrooms	3
Bathrooms	3
Year Built	1995
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	3 (or more) Storey

Total Living Area:	2,025 sq. ft.
Main Level Finished Area:	624.31 sq. ft.
Upper Level Finished Area:	1,277.44 sq. ft.
Below Grade Finished Area:	123.68 sq. ft.
Condo Fee:	$792.10
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Insurance, Professional Management, Reserve Fund Contributions, Snow Removal, Trash
Acreage:	No
Lot Area:	18,352 sq. ft.
Front Exposure:	North
Unit Exposure:	North
Floor Location:	Ground
Entry Level:	1
Levels:	Three Or More
End Unit:	End Unit
Total Rooms Above Grade:	8
Year built:	1995 (Age: 31)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	9612496
Heating:	Fireplace(s), Forced Air, Natural Gas
Basement:	Full, Partially Finished, Separate/Exterior Entry, Walk Out

Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Stucco, Wood Frame
Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	Central Air
Fireplaces:	2
Fireplace Details:	Bedroom, Gas, Glass Doors, Living Room, Mantle
Garage:	Yes
Garage Spaces:	2
Parking:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Rear, Insulated, Off Street
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Electric Dryer Hookup, In Bathroom, Other, Upper Level, Washer Hookup
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Hillandale
Community:	Lower Mount Royal
Amenities:	Parking, Secured Parking, Storage
Appliances:	Dishwasher, Garage Control(s), Garburator, Gas Stove, Refrigerator, Window Coverings, Central Air Conditioner, Microwave, Range Hood, Warming Drawer, Washer/Dryer Stacked, Water Distiller, Water Softener
Inclusions:	Rough in Steam shower
Restrictions:	Pet Restrictions or Board approval Required

Pets Allowed:	Restrictions
Main Floor	Dining Room · 10' × 6' ·
Main Floor	Kitchen · 17'1" × 16'3" ·
Main Floor	Living Room · 17'1" × 12'1" ·
Main Floor	Foyer · 13'1" × 4'1" ·
2nd Floor	Den · 13' × 10'9" ·
2nd Floor	Laundry · 5' × 5' ·
2nd Floor	Bedroom - Primary · 17'8" × 12'8" ·
2nd Floor	Walk-In Closet · 8'8" × 6'10" ·
3rd Floor	Bedroom · 17'1" × 14' ·
3rd Floor	Bedroom · 13'8" × 12'10" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Bookcases, Breakfast Bar, Ceiling Fan(s), Closet Organizers, Crown Molding, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Walk-In Closet(s)
Exterior Features:	Balcony, BBQ gas line, Courtyard, Lighting, Private Entrance
Patio And Porch Features:	Balcony(s)
Lot Features:	Low Maintenance Landscape, Private
Num. of Parcels:	0
Outbuildings:	None
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-C2
Listed Date:	Sep 08, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1147-cameron-avenue-sw-calgary-a2344274/

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Data was last updated November 23, 2026 at 10:05 AM (UTC)

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